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HISTORIC PRESERVATION IN SAN FRANCISCO'S INNER MISSION

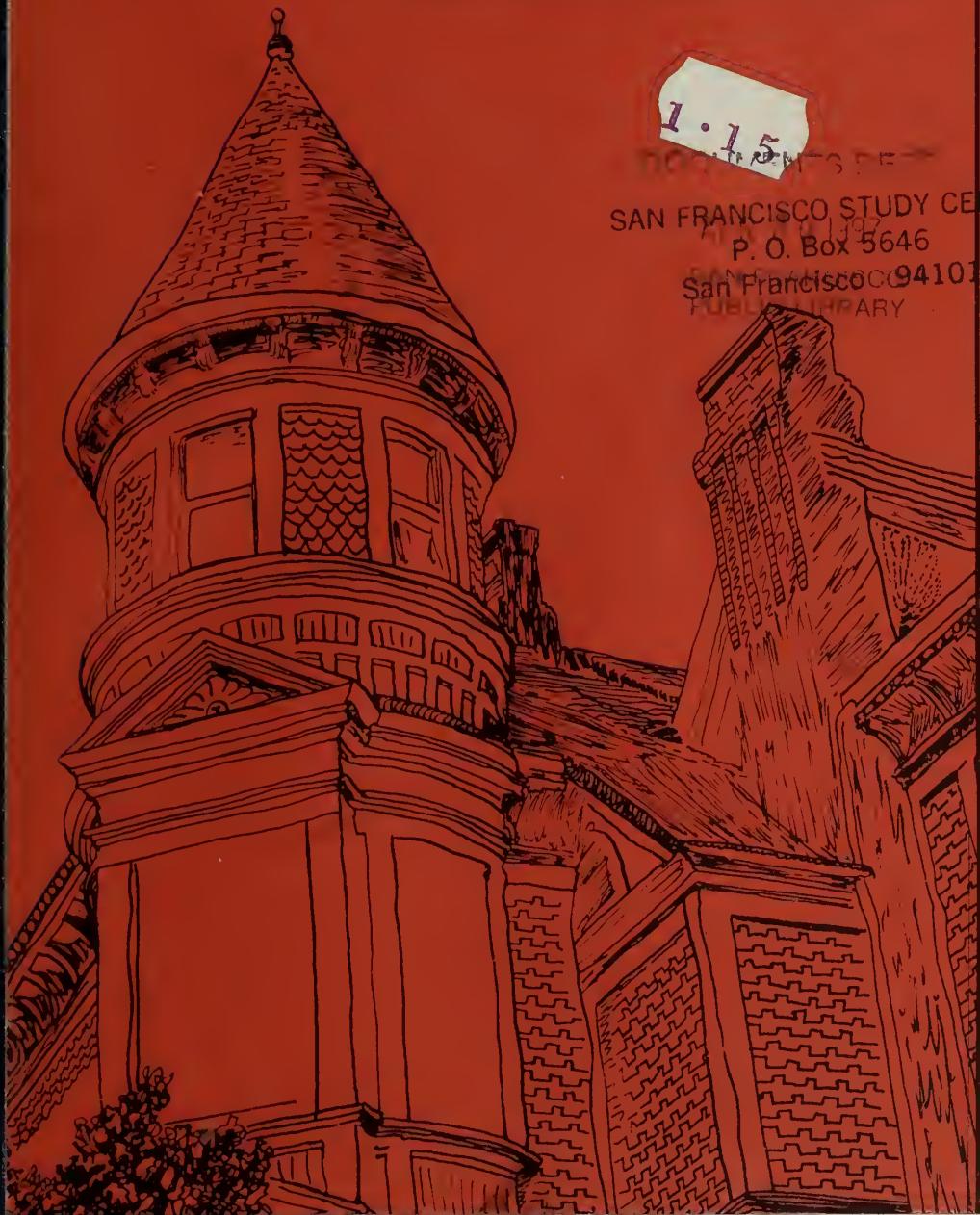
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and
Take a Walk
Through
Mission History

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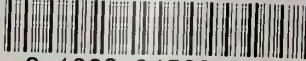
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INTRODUCTION

From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the Quake, the early days of San Francisco were ones of growth and glory, well illustrated by the historic legacy of the City's architecture. Although collectively called "Victorians," these homes, flats, stores and churches represent a variety of styles. Local builders began with the traditions of Europe--Queen Anne, Mansard, Romanesque, and Tudor--and developed eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Out-of-work shipwrights used their woodcarving skills in a proliferation of gingerbread details as row after row of homes marched across the hills, each one distinct from the others.

The architectural heritage of the City has been endangered by causes both natural and man made. The earthquake and fire in 1906 destroyed many fine buildings; still others have been demolished by public and private actions, replaced by stores, offices, hotels or apartments. Fortunately, a recent survey which catalogued these vanishing relics roused the public. The result was a City Landmarks Board and several private organizations dedicated to the preservation of historic San Francisco.

Although public attention has been focused on Victorians in the City's more well-to-do neighborhoods, nowhere in San Francisco is there a more spectacular concentration than in the Inner Mission, the site of superb examples of several styles, illustrated in the following report and in the three attached tours called "Take a Walk Through Mission History." The noble Italianate, the delicately carved Eastlake, the emphatic Stickstyle and the towering Queen Anne provide a refreshing contrast to drab new apartments and stark office buildings. But the Mission inventory is dwindling fast, as zoning, taxes and rapid transit create pressures to substitute stores and high-density housing for old buildings.

The architectural legacy of the Inner Mission must be protected, to provide a visible sign of the importance of the neighborhood in the development of San Francisco. Strengthening ties with the past will enhance the present and enrich the future of the community.

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Waldhorn, Judith Lynch.

Historic preservation in
San Francisco's Inner
1974.

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I. MISSION HISTORY

THE FIRST CALIFORNIANS

When the Spaniards explored the San Francisco Peninsula, they met scattered groups of natives whom they found "gentle and even hospitable." These Indians were called Costanoan, from the Spanish "costaños" or "coast people." They had no formal tribal organization and lived in rudimentary brush huts, eating shellfish, seeds and bulbs. In these gentle wanderers, the Spaniards found ideal subjects for the later endeavors of missionary priests.

THE SPANIARDS AND THE CATHOLIC MISSIONARIES



Although Spanish explorers claimed California in the early 1600's, not until 1776 were a military base and a small settlement established on the northern tip of the San Francisco Peninsula. That vantage point was ideal, because Presidio soldiers could easily spot enemy ships passing through the Golden Gate into San Francisco Bay.

A site for a mission was soon chosen southeast of the Presidio, in a sheltered valley which looked promising for farming and herding. The missionaries hoped to teach these activities to the Indians, thus ensuring both economic stability and willing converts to Catholicism.

Part of this enterprise worked, as Mission Dolores soon became an important trading post for inland missions, which exchanged hides, grains and tallow for manufactured goods. However, the missionary work with the Indians was far less successful. Those natives who resisted conversion were driven away into less desirable parts of the

state, while those who stayed at Mission Dolores were so ravaged by "white man's" sicknesses, such as measles, venereal disease and smallpox, that by 1827, only a few remained.

Under Spanish rule, the mission system controlled one-sixth of California, which was "held in trust" for the King. But in 1822, Mexico gained independence from Spain, claimed the state and by 1833 had begun to turn mission lands over to private owners. Mission Dolores held vast tracts in Alameda, San Mateo and San Francisco Counties, which were divided into several large ranchos, and until the Gold Rush of 1849, cattle grazed over much of today's Mission District.

When the mission system was secularized, only the actual church building and a small surrounding compound were left to the priests. Without the focal point of missionary work, the church structure dissolved. Wandering priests made sporadic attempts at holding regular services, but all of them failed. By 1849, the Mission itself was overrun by squatters, who set up a brewery, a doctor's office, a gambling house and a hotel. The Church was not fully revived until later Catholic immigrants settled in San Francisco.

MANIFEST DESTINY AND THE 49-ERS

In 1846, California was seized from Mexico by the United States, a change in government probably welcomed by the hundreds of British and Americans who had settled near Yerba Buena Cove, the focal point of the growing community.

The discovery of gold in 1848 radically altered the development of the Peninsula, which was renamed San Francisco in 1847. The City's population



detail of carving, 1241 Guerrero St., 1887, Stick-Eastlake style

swelled from 100 to 25,000 in one year, and by 1850 reached 34,000, as thousands of eager gold-seekers passed through San Francisco to the Mother Lode country inland. Most of these new-comers arrived by sea, and pressure for land near the Cove was enormous.

The area near Rincon Point, called "Happy Valley," was overrun with settlers and squatters. When they could no longer move West, they pushed southwest to the valley where Mission Dolores was located and found the "Mission District" a hospitable place, with good weather and flat terrain.

THE MISSION EXPANDS:
TOLL ROADS,
STREET CARS
& RAILROAD LINES

In 1850, a private company received a franchise to construct a planked toll road $2\frac{1}{2}$ miles from Old Mission Road and 3rd Street to what is now Mission and 16th Street. They charged 25¢ for a man on a horse, 75¢ for a wagon pulled by two horses, and \$1 for a team of four.

The road immediately encouraged the development of the Mission as a recreation district. Early resorts featured theaters, a zoo, restaurants and formal gardens. A local newspaper described one of these resorts, MacLaren's Hotel, located near Mission Dolores at the end of Plank Road, a "40-foot wide wooden toll thoroughfare, the beginning of Mission Street." The MacLaren extolled its recent improvements--new front rooms, a



Doorway, 49 Hill Street, 1881, Stick style

"delightful cold bath," and a bar open around the clock.

The completion of the San Bruno Turnpike in 1858, gave the Peninsula a new, nearly level road from the Mission District to the plains of San Mateo. During the 1860's the San Francisco-San Jose Railroad Company was formed with a rail-line passing through the Mission, offering dependable transit between the two cities.

Transportation and passable roadways presaged extensive development in the Mission. The District was quickly surveyed, officially named the "Mission Addition," and streets were constructed in anticipation of new subdivisions.

OWNERSHIP AND DEVELOPMENT

The exact history of land titles in the Mission District is difficult to unravel, but much of the Inner Mission was settled by squatters. In 1855, the City claimed title to the area, but when it became clear that eviction of the squatters would cause riots, the Van Ness Ordinance was passed, which provided for the title to pass to those in possession. This period was one of extensive litigation, as Spanish Californians sought in vain to defend their claims to land granted by the King.

In the late 1860's the title issues were finally resolved, opening the Mission and other southern districts of the City for residential development. Although the Mission could not compete with Nob Hill in attracting millionaires, it did become a popular residential neighborhood. During the 1870's



953 Valencia Street
1875
Italianate style

and 80's, many spacious homes were built for the middle class professionals of the City, who were attracted by the sunny weather, good transportation and suburban atmosphere of the District.

From 1870 to 1900 the population of the Inner Mission grew from 23,000 to 36,000 while the City's numbers more than doubled, from 149,473 to 342,782. No largescale speculation accompanied this expansion of the Inner Mission, which seems to have grown as a natural extension of the City. The District was affected by new developments in the south, however, because the transit

lines which served them passed through the Mission, and commercial enterprises were soon set up at major intersections.

By the end of the century the land use pattern of the Inner Mission was crystallized. That pattern is still evident today: single family dwellings next to multi-family flats, mixed commercial-residential buildings, stores and services along major transit lines and heavy industrial-commercial uses in the northeast corner.

THE EARTHQUAKE

On April 18, 1906, San Francisco was rocked by a severe earthquake, which disrupted the water supply, destroyed many buildings and killed hundreds of people. The fire which followed the quake could not be contained, and inept efforts to dynamite a safe-zone compounded the conflagration. When the smoke finally cleared, the entire northeastern quarter of the City lay in ashes, and half its population, 175,000 people, were homeless.

Quake damage was only moderately severe in the



317 Lexington Street, 1876, Italianate style

Mission District, but the fire-fighting efforts were disastrous. Untrained dynamiters exploded charges too near the flames, and the fire spread south past 20th Street, before it could be controlled.

An official relief camp was set up in Dolores Park near the Mission, but unofficial tents and shacks were thrown up on every vacant lot in the District and elsewhere throughout the City.

Mission Street bustled with new commercial activity, as the big downtown stores vied for space to put up temporary shops. Although these large establishments soon returned downtown, they left behind a new feeling for the future of the Mission, whose residents now believed the District was destined for greatness. "An epidemic of plate glass transformations ensued, and the stores assumed an air formerly absent," reported an early observer. Restaurants multiplied, a new theater was built, and the appearance of the commercial sections was noticeably improved.

During the years of reconstruction, many refugees who camped in the Mission stayed to build permanent homes. Most were working-class Irish from south of Market, but many Italians also settled in the District after the quake, because most of North Beach had been destroyed and its residents needed new homes. As the number of Italian immigrants to San Francisco increased, even more moved into the Mission, where there was still room to settle.

Some Mission residents were afraid that the Italians would ruin the neighborhood, but they soon discovered that the Italians weren't much different from the Irish and German locals. Neighbors bantered about family

226 Guerrero St., Italianate style



gardens: "The Germans grow fruit, the Italians grow vegetables, and the Irish grow nothing."

THE EARLY TWENTIETH CENTURY

The advent of the private automobile encouraged residential development in areas of the City without public transportation, such as the Sunset, the Richmond and west of Twin Peaks, and in San Mateo and Santa Clara Counties south of the District. However, this new movement did not affect the Mission, which was still a self-contained community, more suburban than north of Market Street, and considered a good place to raise children. Mission residents even developed an accent, said to resemble "Brooklynese."

By the late 1920's, some of the large Mission houses which survived the fire were divided into a neighborhood store. Apartment houses and flats replaced some single-family homes, and Valencia Street began to absorb the overflow of Mission business.

According to census data, the population of the Mission District has not increased significantly since the fire of 1906, when the last of the District's vacant lots were taken by refugees. After the fire, the Mission was the oldest surviving residential district of the City, but the children of the Mission who lived there in the 1910's and 20's often moved to newer areas as they grew up. The Mission remained a stable neighborhood for workers and professional families through the 1930's and 40's, but after World War II, it joined the Western Addition as a refuge for lower-income people, as



346 Shotwell Street, 1879, stick style



Ascension Lutheran Church
Dolores & 19th Streets

1908

Romanesque style

freeways, new subdivisions and easy mortgage credit encouraged movement to the suburbs.

AFTER WORLD WAR 2

Since the War, the Mission District has become the home of a number of immigrant groups, dominated by Spanish-surnamed people, or "Latinos." They first came to California as agricultural workers in the twenties. The depression of the 1930's slowed migration from Latin America, but the War again stimulated movement across the border, and dramatic increases occurred from 1950 to 1960 and from 1960 to 1970. During those decades, immigration policies changed, and the proportion of Latinos in the Inner Mission doubled every ten years. Today Latinos constitute almost half the population of the neighborhood.

COALITION POLITICS IN THE MISSION

In such a diverse neighborhood, only a coalition of many community groups could represent the interests of residents. In the last decade two

such federations have made important gains for the Mission District, welding it into a strong, unified neighborhood.

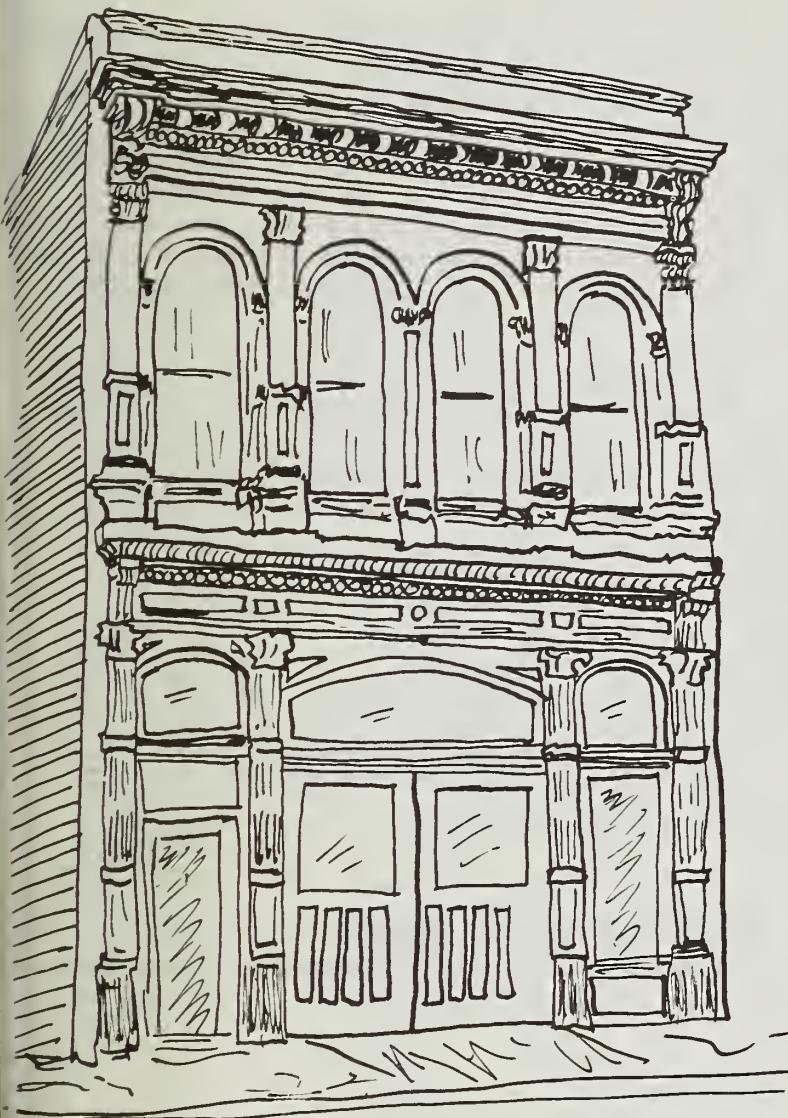
The first effort at a District coalition was the Mission Council on Redevelopment (MCOR), formed in 1966 to oppose urban renewal, proposed for Mission Street as part of an overall plan for the Bay Area Rapid Transit (BART). Two BART stations are located on Mission St., at 16th and 24th Streets, and the redevelopment plan would have made major changes in the character and population of the neighborhood. The proposal was defeated by the San Francisco Board of Supervisors in a close vote, and after this

victory MCOR dissolved, because its single issue had been resolved.

The second federation, the Mission Coalition Organization (MCO), has proven more durable, because it is more broad-based and was formed to act on many issues within the community. MCO is now recognized by City officials as the legitimate spokesman for the neighborhood.

The impetus to organize MCO came in 1968, when San Francisco Mayor Joseph Alioto announced that if so requested by a representative organization, he would apply for federal Model Cities funds for the Mission District. Former leaders of MCOR immediately called a community meeting, where conferees decided to use Model Cities as the lead issue to organize a powerful coalition around the federal program and a multitude of other concerns. Soon twenty-five groups federated, including churches, neighborhood-based agencies and Latino groups, such as the Mexican American Political Association.

While the MCO negotiated with Mayor Alioto about Model Cities by-laws,



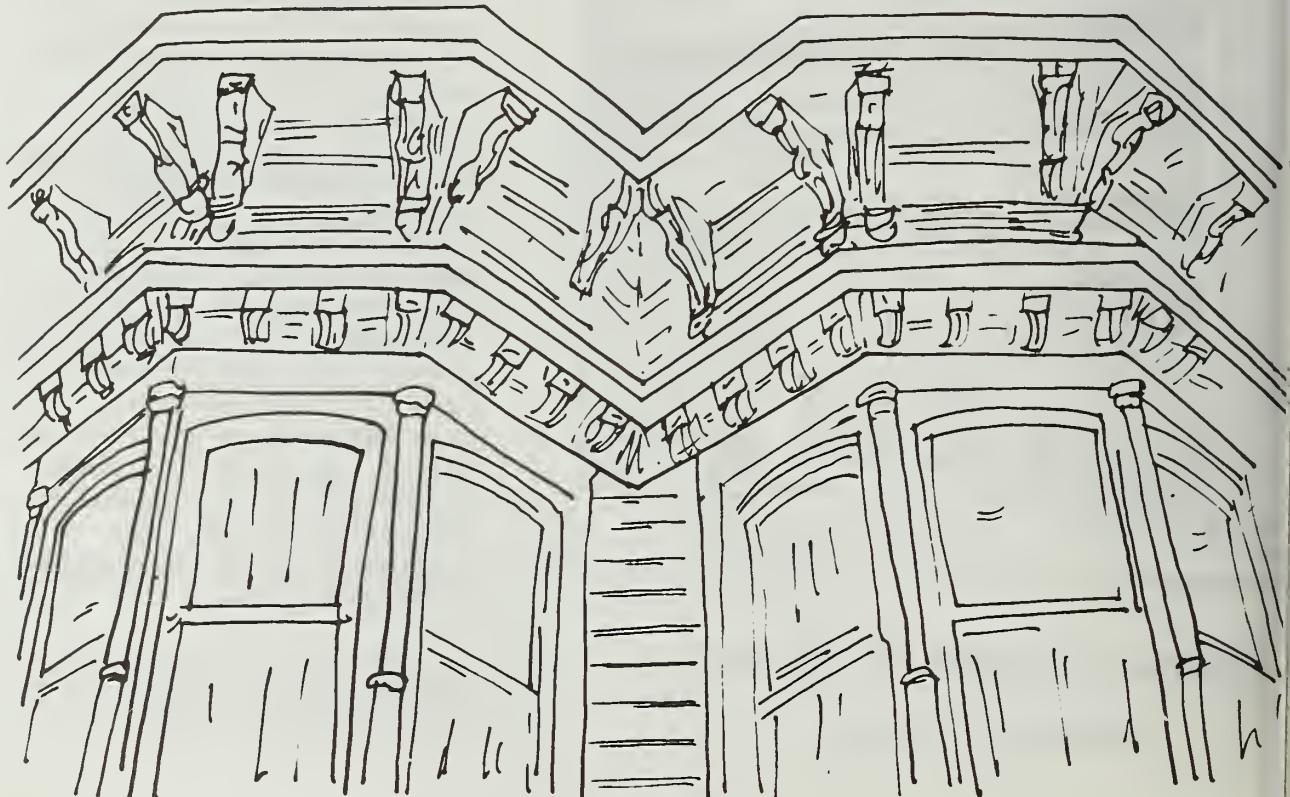
firehouse, 1458 Valencia St, 1882

Italianate style

discussions were held in the community to solidify MCO strategies and structure. Several basic decisions were made early. First, MCO would perform a dual role: participation in Model Cities and operation of a mass-based, multi-issue action organization, patterned after those developed by Saul Alinsky in Chicago, Central California, Kansas City and New York. Second, MCO would be based on the principle of representative democracy, with annual conventions, monthly delegate councils and weekly steering committee meetings. Standing committees, open to all residents, would organize around issues such as housing, education and health. Third, MCO membership would be as broad-based as possible, to represent all ethnic and economic segments of the diverse neighborhood.

The first Community Convention, October 1968, formally established the Coalition, elected officers, and gave it legitimacy as the voice of the Mission. By September 1970, the MCO Model Cities by-laws were approved by the Mayor, the Board of Supervisors and by the federal Department of Housing and Urban Development (HUD). A Model Cities corporation under the Mayor had responsibility for planning programs in the Mission, but MCO appointed two-thirds of the Corporation Board. As shown in the following map, the boundaries of the Model Neighborhood, or Inner Mission, include only part of the territory of the Mission Coalition, which is thus free from complete dependence on a federal program.

At present, more than two hundred groups have joined the MCO. Member organizations include merchants, unions, tenants, homeowners, welfare recipients, youth, senior citizens, cultural groups, churches, neighborhood agencies, and ethnic, social and fraternal associations. The MCO clearly represents the multi-ethnic and mixed economic character of the Mission District.



1457 Valencia Street, 1885, Italianate style

NEIGHBORHOOD BOUNDARIES



San Francisco

 = **inner mission**

 = **mission coalition boundaries**

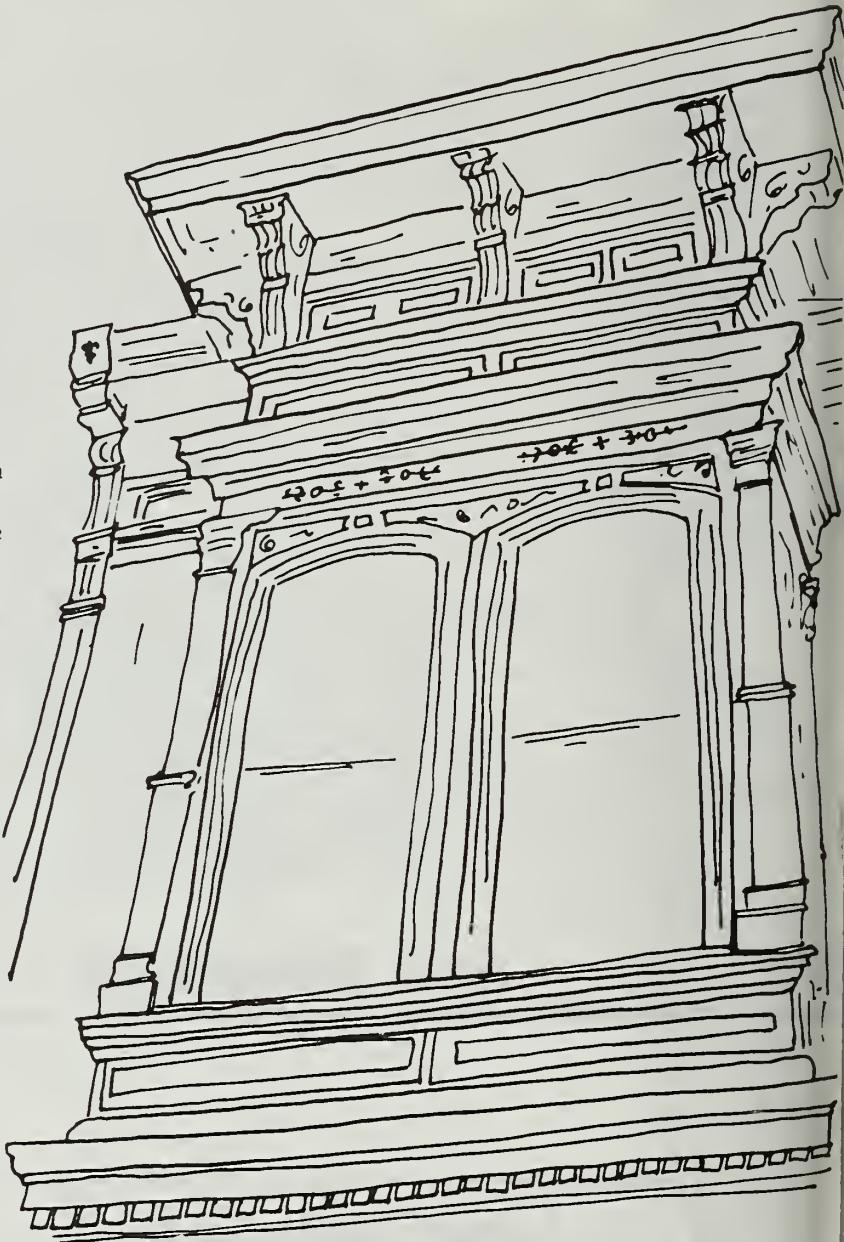
Each year MCO member organizations make policy for the Coalition at the Convention, with representation based on the size of membership. Before each Convention, caucuses form to run slates of officers, with platforms based on community issues. Convention resolution form the basis for committee actions each year.

Over a dozen MCO committees meet each week, to take action in specific areas, such as education or planning. These committees are open to members of any Coalition organization, and to any Mission resident, although only organization members can vote.

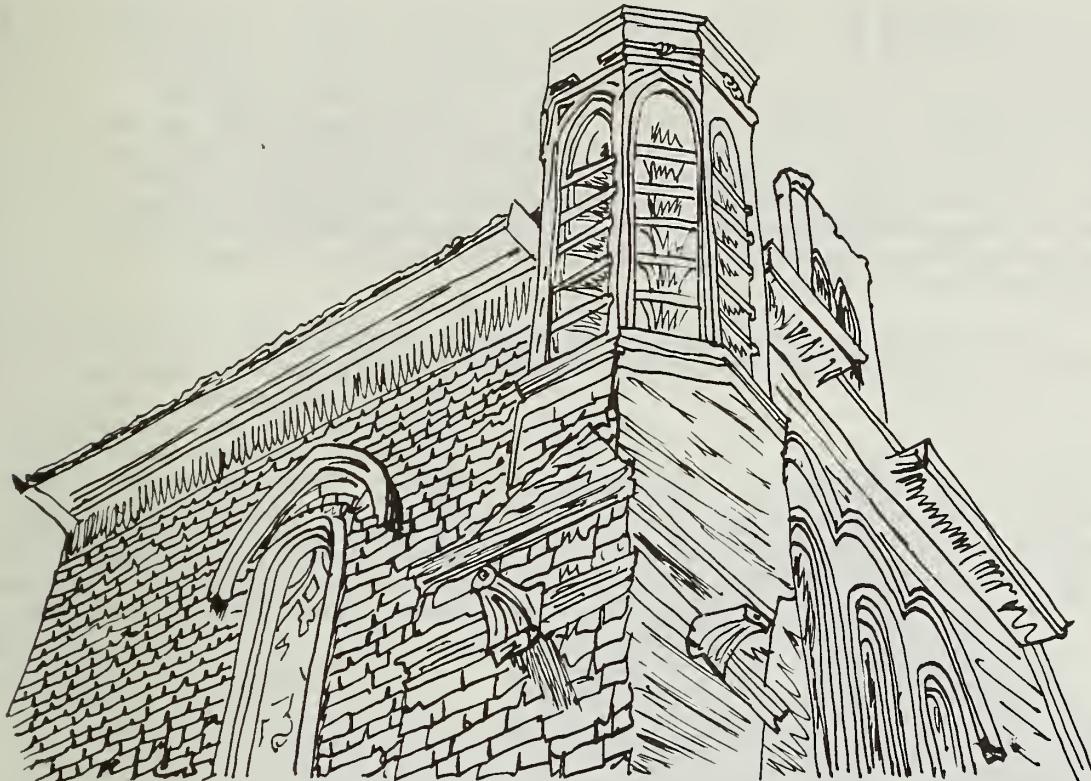
MCO PHYSICAL DEVELOPMENT COMMITTEES

Three MCO committees deal with the issues of housing, physical development, neighborhood maintenance and plans for the future of the Mission. Each month the three meet as a Housing Task Force, to guide the activities of the Mission Housing Development Corporation (MHDC), funded through Model Cities to rehabilitate homes, promote home-ownership and develop subsidized housing in the neighborhood.

The MCO Planning Committee is concerned with land use and physical planning in the Mission District. Through its activities the MCO is recognized as the principal citizen participation organization in the Mission District by the San Francisco Redevelopment Agency, the Mayor's Office and the City Planning Commission. The Planning Committee led successful fights to alter draft plans for height limits and transportation



77 Hill Street, 1883, Stick style



church, 1074 Guerrero St., 1895, Gothic & Romanesque styles

proposed by the Department of City Planning. The Committee also convened a team of technicians who prepared a plan for the northeast section of the Mission District, which is now a declining industrial-commercial zone with some vacant lots and deserted buildings.

The Housing Committee deals primarily with landlord-tenant problems, using organizational pressure to force landlords to make rent agreements and to improve apartments. The Housing Committee also supports local landlords if tenants damage apartments or are delinquent in their rent.

The Community Maintenance Committee monitors city services such as street cleaning and sidewalk repairs. They are also interested in residential renovation and have just negotiated home-improvement loans at reduced rates for Mission property owners. They led the successful fight to have the abandoned Regal Pale brewery demolished.

THE ARCHITECTURAL HERITAGE OF THE INNER MISSION

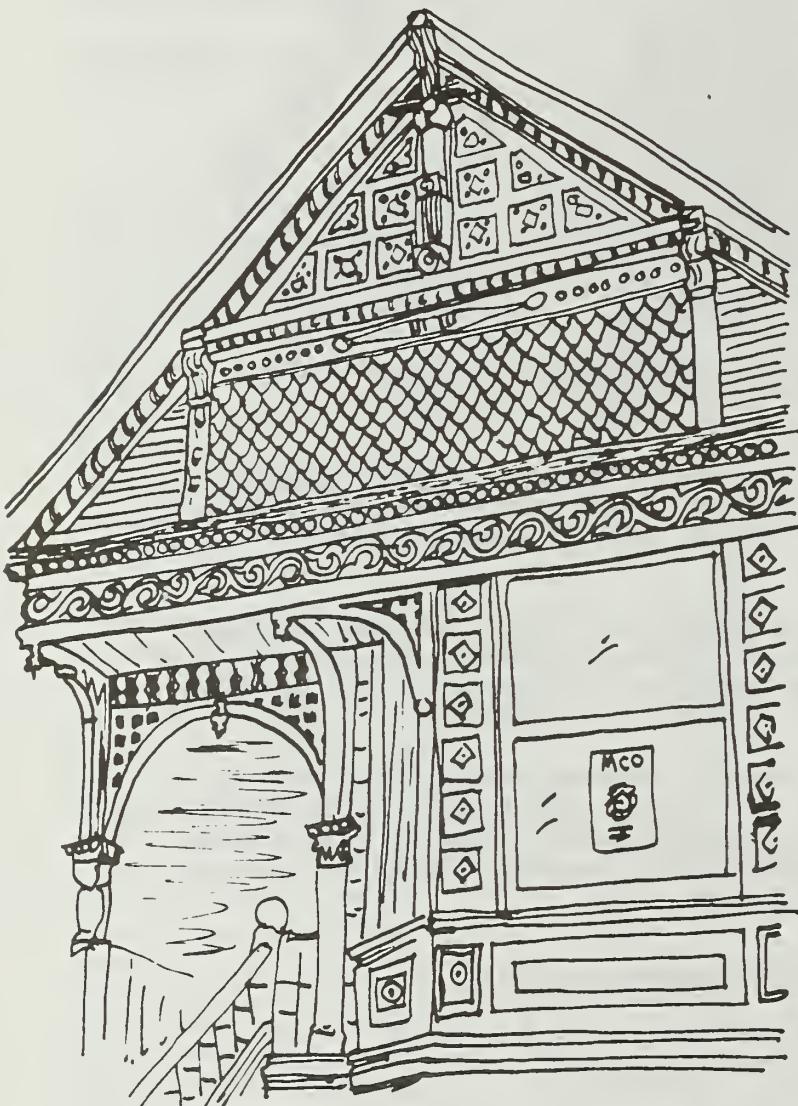
From the Costanoan Indians to the Spanish missionaries, from the excitement of the gold rush to the terrors of the quake, the early days of the Mission District were ones of growth and glory. The heritage of the past is best illustrated by the legacy of the architecture of the neighborhood, examples of which illustrate this report.

Although collectively called "Victorians," these homes, flats and churches represent a variety of styles. Local architects began with the traditions of Europe--Queen Anne, Mansard, Romanesque and Tudor--and soon developed a myriad of eccentric combinations peculiar to the City. In the late 1800's, both wealthy and middle-class San Franciscans could afford to build expansive homes. Economics combined with mass production to engender a proliferation of decorative wooden gingerbread in row after row of houses, each one distinct from the rest.

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant, ten percent of which are

in the Inner Mission. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the neighborhood, so most remaining historic buildings are found in the southwestern section, as shown on the following map.

The Mission is the site of superb examples of several styles which are described in the following drawings and photographs. The noble Italianate, the delicately-carved Eastlake, the emphatic Stick-style and the impressive Queen Anne towers provide a refreshing contrast to drab new apartments and stark office buildings.



3035 23rd street, 1893, Italianate and Stick-Eastlake styles

This home was
rehabilitated by the
Mission Housing Development
Corporation

II. The Architectural Heritage Of The Inner Mission

A. Trends

A 1968 survey evaluated San Francisco's older buildings and found that more than two thousand were historically significant. Almost ten percent are in the Mission, as colorful reminders of its distinctive history and character. The earthquake and ensuing fire and dynamiting destroyed much of the northwest corner of the Inner Mission, so most remaining historic buildings are found in the southwestern section, as shown on the following map.

In 1972, a second field survey found that 245 of the 252 Mission buildings were still intact, as shown on the following table. Further investigation showed both hopeful and discouraging trends. More than two-thirds of the historic buildings in the area are owner-occupied, a trend which indicates an increasing stability. Only one in three San Franciscans is a home-owner, a rate double that of the rest of the Inner Mission.

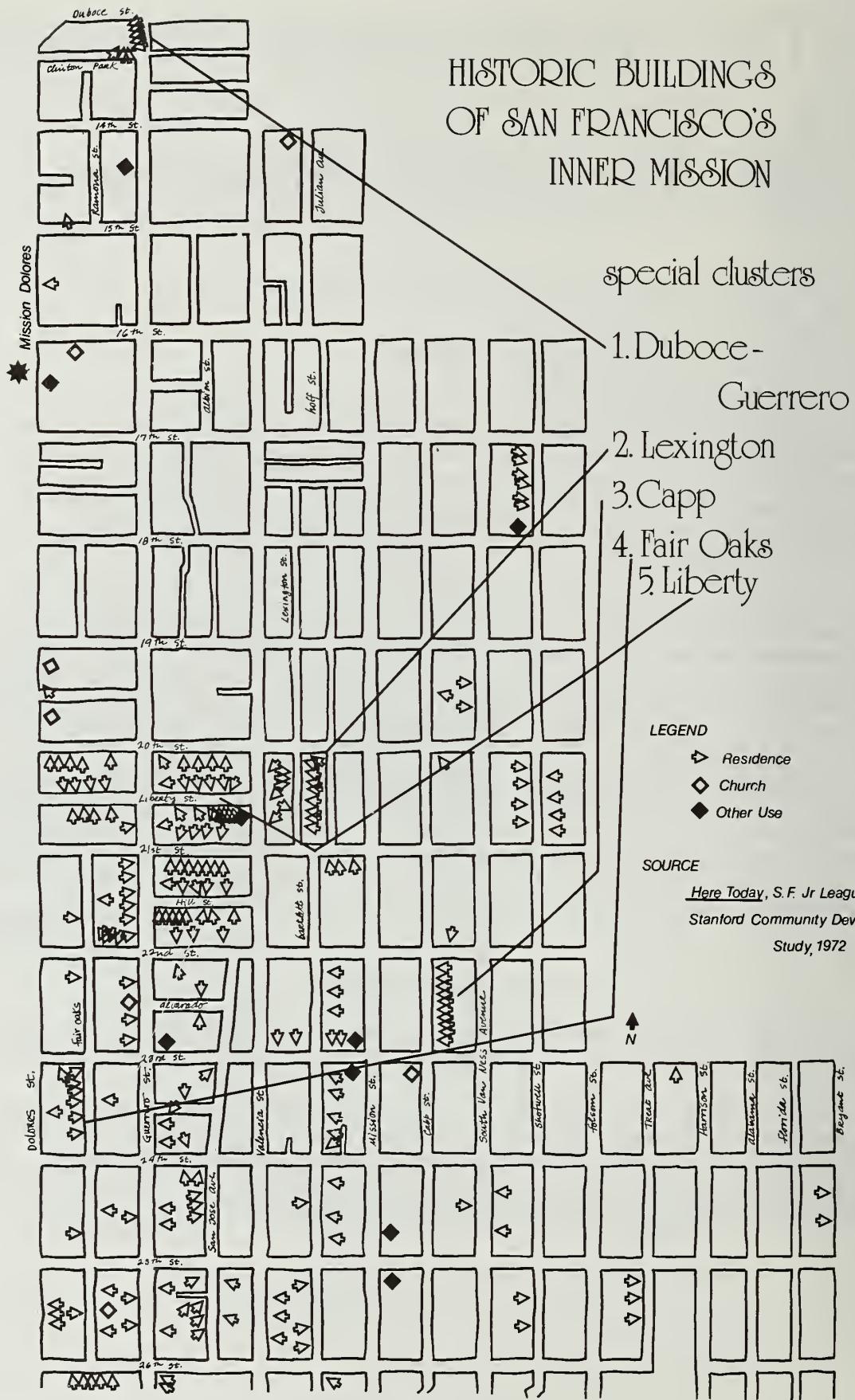
However, virtually all of these historic buildings are sited on land where commercial or higher-density housing development is allowed. Economic pressures are forcing many owners of Mission Victorians to build stores or apartments. In the Inner Mission alone, 640 housing units were torn down between 1960 and 1971. The vast majority of those demolished were single-family homes and flats from the pre-earthquake era.

B. Styles in the Mission

The drawings throughout this report illustrate the architectural styles in the Inner Mission. A complete list is included in the Appendix.

The oldest building in San Francisco is the Mission Dolores, which survived the earthquake, the fire and efforts to dynamite the flames. Today the Mission looks much as it did in 1791, when it was made from adobe bricks, with a redwood roof lashed together with rawhide strips. The Mission illustrates the late Baroque style of Mexican churches.

HISTORIC BUILDINGS OF SAN FRANCISCO'S INNER MISSION



Historic Buildings of the Inner Mission

1. CONDITION AND OWNERSHIP--RESIDENTIAL BUILDINGS (UNITS)¹

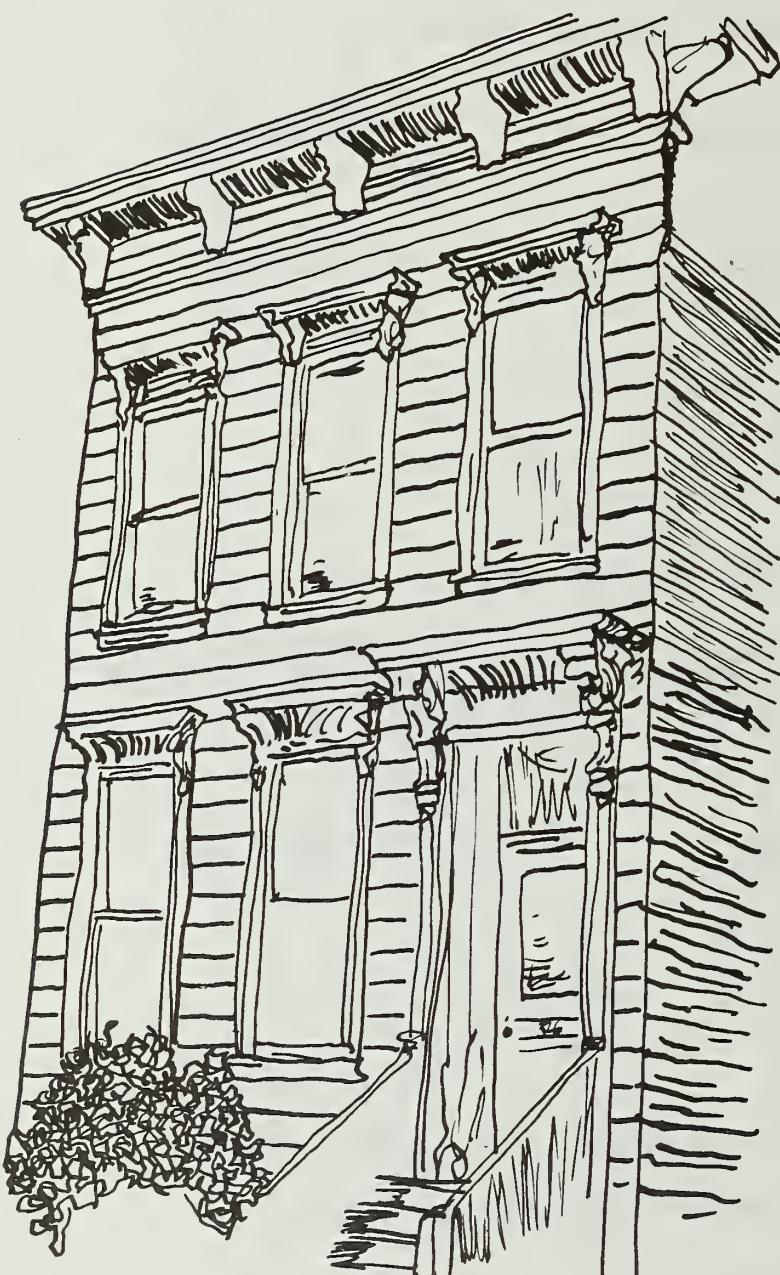
	<u>Owner-Occupied</u> ²	<u>Absentee-Owned</u>
Good	96 (166)	45 (162)
Fair	41 (71)	24 (78)
Needs Repair	19 (30)	7 (31)
Total	156 (267)	76 (271)
Percent	68% 50%	32% 50%

2. ZONING AND OWNERSHIP OF RESIDENTIAL AND MIXED BUILDINGS

<u>Zone</u> ³	<u>Owner-Occupied</u>		<u>Absentee-Owned</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
R-3	90	58%	38	50%
R-4	42	27	27	35
R-5	3	2		
C-M	3	2	2	3
C-2	18	11	9	12
Total	156	100%	76	100%

1. Number of units was obtained from the Assessor and is approximate.
2. Owner-occupancy was determined from the 1972 Homeowner's Exemption tapes of the Assessor.
3. Zoning code: R = residential. The number following = density.
C-M = heavy commercial. C-2 = neighborhood commercial.

Another historic architectural style in the IM is Gothic, characterized by pointed arches of various sizes and usually used in church design. The 1890 Holy Innocents Episcopal Church at 455 Fair Oaks demonstrates the Gothic arch, further accentuated by gabled roof and bell tower. At 1074 Guerrero, the 1895 Korean United Presbyterian Church combines Gothic and Romanesque styles under a steep gabled roof. St. John's Episcopal Church at 120 Julian Street is another combination of styles, Gothic and Tudor Lantern, built in 1909.



376 Lexington St., 1876,
unadorned Italianate style

The Romanesque style was first made popular in the Eastern United States by architect H. H. Richardson. This copy of an ancient European style is best illustrated by the Quadrangle Building at Stanford University. In San Francisco, local architects translated the style into wood, often adding a Near Eastern or Moorish flavor. Typical aspects of Romanesque are broad, round arches supported by short pillars.

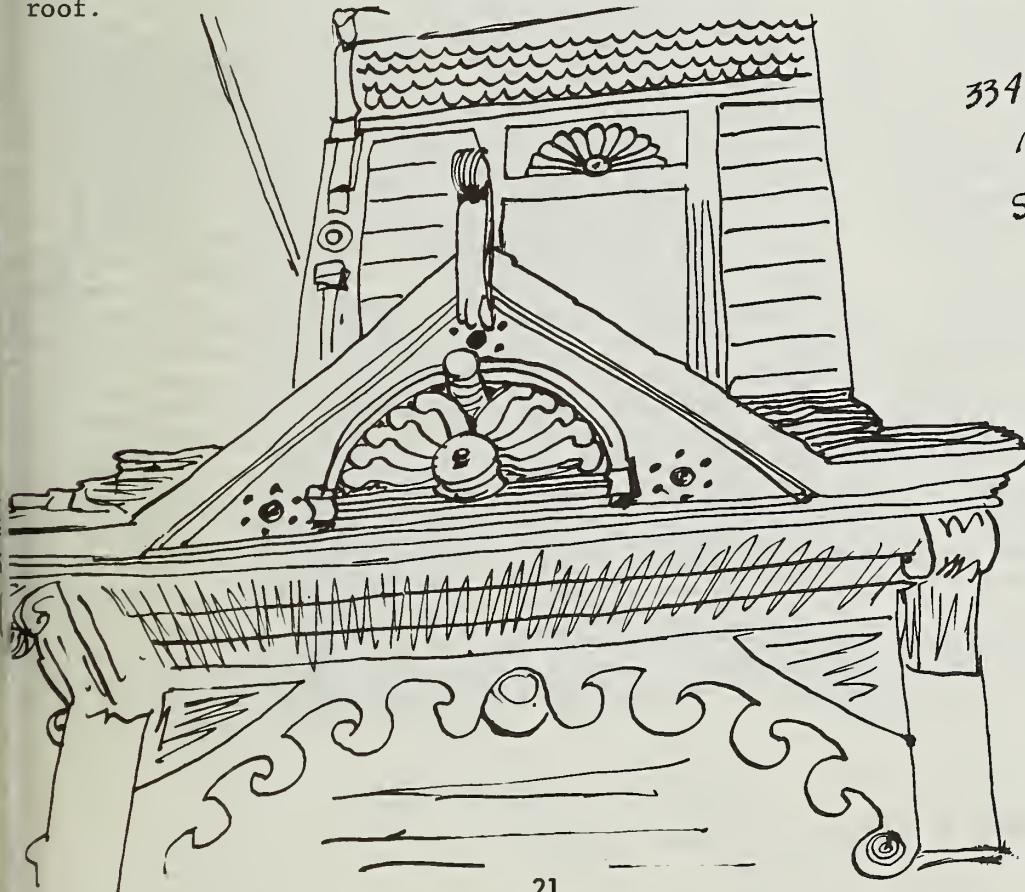
Queen Anne is another popular style well-represented in the Mission. The cover of this report shows the rounded corner tower, steep gabled roof and shingled walls which characterize the style, another import from Europe. American designers copied British tiling and brickwood with indigenous materials such as wood and shingles. This 1886 home, at 1348 South Van Ness, and another example at 1286 Guerrero, show the bold form and fine detailing of Queen Anne design.

The Italianate style derives from Renaissance architecture and was especially popular in San Francisco between 1850 and 1875. Italianate homes usually have strong vertical emphases, well-suited to construction in a densely-built city. These structures often have tall, narrow doors and windows, elaborate pediments and porches bordered with Corinthian columns. Two outstanding examples are 1366 Guerrero and 212 Fair Oaks, both lavishly restored.

Occasionally this style copied the Italian villa, well represented by the cottage at 3035 23rd Street. This 1893 structure is especially striking, with its many intricate details, such as leaf carvings and diamond-shaped shingles.

The Stick-style building is visible throughout the Mission. This wooden frame construction method was strengthened and accentuated by exterior "sticks" arranged in a stylized pattern. A creature of the industrial revolution, the Stick-style home was often embellished by flat mass-produced gingerbread. A further elaboration was the Stick-Eastlake style, featuring carved panels and moldings in many shapes -- maiden's heads, flowers, fruits and animals.

Stick and Stick-Eastlake are among the best represented styles in the Mission, and excellent examples are scattered throughout the neighborhood. Two were used to illustrate this report: 200 Fair Oaks was built in 1886, with a facade adorned by sticks and a carved bay window. A more elaborate Stick-Eastlake home at 1233 Guerrero combines stick decorations with floral carvings, distinctive columns and a peaked roof.



Not all the historical buildings in the IM are homes or churches. The Sheet Metal Workers Union Hall at 226 Guerrero is distinguished by a striking carved eagle straddling a globe on the roof. Once a private firehouse, 1458 Valencia Street is a handsome example of the Italianate style with arched windows and Corinthian half-columns, built in 1882.

C. Clusters

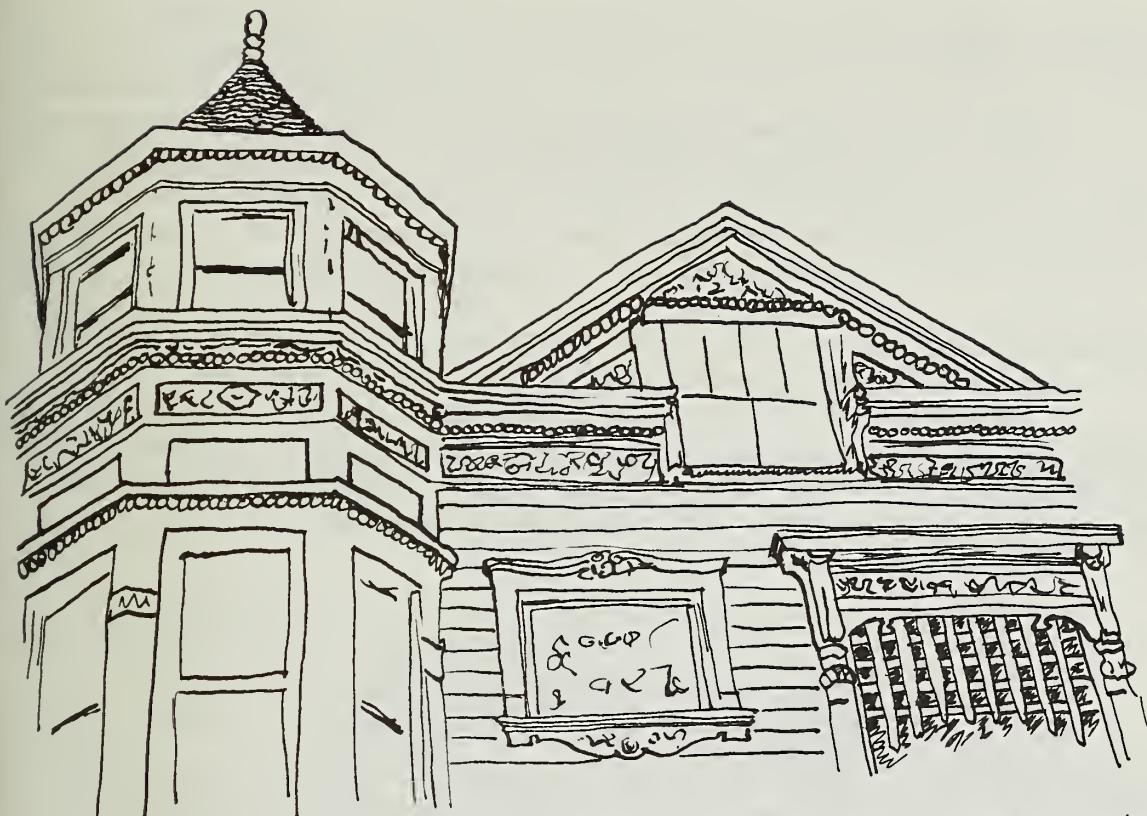
Although these buildings are significant enough as individuals, their historic flavor is shown most truly in five "clusters" within the neighborhood.

1. Capp Street: One of the best historic clusters in the Mission is Capp Street between Twenty-Second and Twenty-Third Streets, where ten lovely Stick-Eastlake homes are located.

Three of those thirteen have been drastically remodeled since the 1968 survey, and have lost much of their original charm. Of the ten remaining, most have delicately carved balustrades rising into a small pediment above the door. The roofs of the houses are supported by decorative brackets, and many of the windows are outlined in multi-colored stained glass inlays. The houses are further decorated with fishscale shingles over the square bay windows and carvings above the garage and second floor windows.



120 Julian St., St. John's Episcopal Church, 1909
Gothic & Tudor Lantern styles



394 fair oaks, 1890's, Queen Anne & Eastlake styles

2. Lexington Street: Thirteen Italianate dwellings can be seen on Lexington Street between Twentieth and Twenty-First Streets. The house at 317 Lexington is decorated with quoins and has the slanted bay window so characteristic of the Italianate style. The house at 330 Lexington has lunette pediments above its windows. The houses at 351 and 353 Lexington are mirror twins, built to simulate a duplex. In common with many San Francisco Italianates, these homes have false fronts, and many have original iron fences protecting the front doors.

3. Guerrero Street: Five outstanding homes situated on Guerrero between Duboce Street and Clinton Park survived the fire of 1906 that destroyed so many homes in the northwest corner of the Inner Mission Neighborhood. The home at 102 Guerrero is an elaborate styled Italianate. The first floor bay window is ornately carved and surrounded by colonettes and window frames. The roof is embellished with brackets and the colonades with intricate carvings. Next door at 104 Guerrero stands a late Period piece whose facade is balanced by rounded bay windows, and porticos topped by balustrades. The columns in front of the door are topped by lovely carved capitals.

The houses at 120, 122 and 126 Guerrero are excellent examples of the restrained Italianate style. Their slanted bay windows are enhanced by pipe-stem colonettes, and the columns at the entrance rise into carved capitals.

4. Fair Oaks Street: Five historic homes are located in the vicinity of Fair Oaks between Twenty-Third and Twenty-Fourth Streets. The house at 3679 Twenty-Third Street was designed with a balanced facade in the Italianate style. Good examples of Stick-style architecture can be seen at the corner of Fair Oaks and 23rd Street. 200 Fair Oaks has prominent square windows and beautifully carved capitals above the entrance columns. 210 Fair Oaks has been painted black and white, revealing the minutely carved embellishments of the Stick-style so often unnoticed by the casual observer.

This cluster and several other Fair Oaks Victorians are featured in the first tour in the attached report, "Take a Walk Through Mission History."

5. Liberty Street: This cluster is the glowing casualty of a private paint war, as individual owners vie to see whose home can be the brightest, if not the best. Walking Tour Number 3 highlights Liberty Street.



the Mission Dolores,
built in 1791

III.

HISTORIC PRESERVATION :

Why and How?

A. Why should the historic buildings of the Mission be preserved?

1. A sense of history: The Mission District played an important role in the development of San Francisco. The many remaining homes and churches of the pre-earthquake era are a tangible reminder of that exciting past and should be preserved to enhance community pride.
2. Beauty: The riotous carvings and colorful decorations of the many architectural styles in the Mission offer an harmonious and pleasing vista seldom found in more modern structures. These beautiful buildings can be duplicated today only at enormous cost; therefore preservation is economically sound, as well as esthetically preferable.
3. Family housing: Mission families are large and need the amount of space now found in the many Victorian homes and flats in the neighborhood. In the past, the demolition of these structures has resulted only in new gas stations, stores or modern apartments, too small and expensive for many Mission families.
4. Homeownership resources: An unrestored Victorian is one of the few resources available within the Mission for a home buyer of modest means. Especially for the "handyman" owner who wants to rehabilitate several flats, these older buildings afford the opportunity for purchase and repair at relatively reasonable prices.

For homeowners with larger incomes, Mission Victorians provide a resource of many unspoiled homes which will respond admirably to extensive restoration. Because many Mission families are middle-income, the availability of a restorable housing stock within the neighborhood will encourage them to remain in the District.

B. How can the historic buildings of the Mission be preserved?

1. Designation as landmarks: The Landmarks Preservation Advisory Board was established in 1969 to advise the City Planning Commission and the Board of Supervisors about buildings or areas of historic significance.

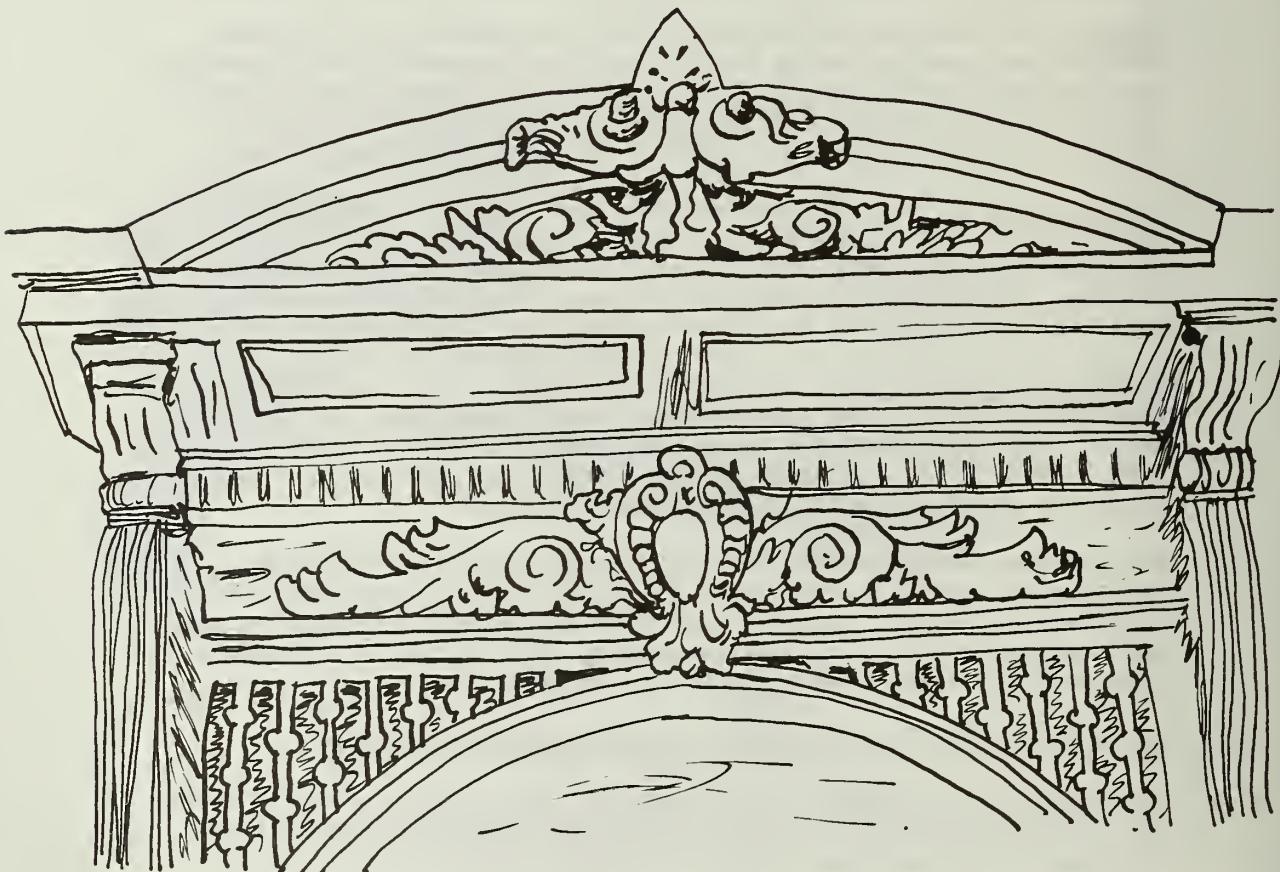
The Landmarks Board has nine members, who are appointed by the Mayor. If they find a home, church or building -- or entire block -- to have "special character or historical, architectural or esthetic interest or value," they can recommend designation as a landmark.

If their recommendation is accepted by the Commission and the Supervisors, certain regulations protect the building. The owner may

remodel the exterior of the building only in a manner which will preserve or enhance its historic character, and he must first receive a Certificate of Appropriateness from the City Planning Commission.

If he wishes to demolish or significantly alter a designated landmark, the owner must notify the Commission. After a public hearing, the Commissioners may delay any action for six months. An additional six months' reprieve may also be granted by the Supervisors. During this six-twelve month period, the Landmarks Board and other groups can search for funds to purchase the structure and save it from demolition. If no money can be found, the landmark will be destroyed.

No buildings in the Inner Mission Neighborhood are San Francisco Landmarks, although nearby Mission Dolores was officially designated several years ago.



3552 23rd st., 1880, Italianate and Queen Anne styles

2. Financial assistance: Although designation as a landmark is an important means of protecting buildings and historic areas, this honor does not assist those who want to purchase or renovate Victorians in the Inner Mission Neighborhood.

In the past, several San Francisco neighborhoods have received rehabilitation funds from the U. S. Department of Housing and Urban Development (HUD).

In the Western Addition A-2 Redevelopment Project, several Victorians were handsomely restored, using rehabilitation loans administered by the San Francisco Redevelopment Agency. Seven residential neighborhoods in the City were rehabilitated under the Federally Assisted Code Enforcement program, using grants and low-interest loans administered by the Bureau of Building Inspection.

Although both of these programs helped preserve many of San Francisco's Victorian homes, each is jeopardized by a recent "freeze" on HUD funds. Therefore, neither FACE nor redevelopment offers a plausible solution to the needs of historic preservation in the Inner Mission Neighborhood.

The single most realistic source of assistance is illustrated by two programs now being administered by the Mission Housing Development Corporation (MHDC). With the help of the Community Maintenance Committee of the Mission Coalition Organization, the MHDC has begun to give loans for home-ownership and for home repairs to qualified Mission residents.

These innovative programs are the result of months of political negotiations between MCO and local private lending institutions which had previously been reluctant to loan money within the neighborhood. If federal resources are unavailable, political action against private institutions may be a major source of funds for historic preservation on a neighborhood basis.

3. Private initiatives: Both individual buildings and the several historic "clusters" in the Inner Mission Neighborhood can be greatly enhanced through private initiative. Evidence of this initiative is readily apparent in some sections of the IM where owners have painted their homes in striking colors and enhanced them with greenery and gaslights.

Organizing a group to help preserve Mission Victorians is one example of private action. Such a group could organize home tours, raise funds for plaques, research the history of buildings in the neighborhood and join other organizations to lobby for changes in zoning and tax policy. They could also demand that more government resources be devoted to the preservation of the dwindling historic relics of San Francisco and of the Nation.

The Foundation for San Francisco's Architectural Heritage is an excellent example of a private organization working for historic preservation. Although Heritage is not based in any specific neighborhood, its activities could be duplicated by an organization in the Inner Mission Neighborhood.

Heritage has established a revolving fund for the purchase of threatened landmarks, which it then resells to an owner who agrees to preserve its historic characteristics. Heritage also serves as a clearinghouse for information and can give legal and financial advice to people who want to restore historic buildings in the City.

Environmental improvements can greatly enhance preservation efforts, especially in the Inner Mission Neighborhood, which has little greenery and much street litter. The San Francisco Bureau of Landscaping and Street Planting has free "tree kits" which suggest appropriate species for different areas of the City. The kit also explains how to organize a block for tree-planting. If a minimum number of owners agree to plant trees, the Bureau will cut holes in the sidewalk and help with the planting.

4. Public action: Although individual initiative is necessary for historic preservation in the Inner Mission Neighborhood, public attention and funds are crucial ingredients. While private owners may restore their own homes, and block groups may plant trees, without a City commitment, these efforts will be fragmented and uncoordinated. Public responsibility for improving the environment and maintaining the quality of the Mission cannot be ignored.

Both the Planning and the Community Maintenance Committees of the MCO have developed action agendas to improve the Inner Mission Neighborhood. Some of their suggestions:

Change zoning in the IM to protect existing lower-density housing from replacement by stores or apartments.

Use City gas tax funds to plant street trees in the Mission.

Alter tax policies to encourage improvement and preservation of older buildings.

Assign more street-cleaners to the neighborhood.

Through these combinations of private interest and public commitment, the architectural heritage of the Inner Mission Neighborhood can be preserved for future generations.

APPENDICES

- REFERENCES
- RESOURCES FOR HISTORIC PRESERVATION
- INNER MISSION INVENTORY



detail, Korean Church, 1084 Guerrero St., 1895
Gothic and Romanesque styles

REFERENCES

Cover: The cover drawing is a Queen Anne style residence at 1348 South Van Ness, which was built in 1886 by architect Seth Bobson.

Section I, Mission History:

- (1) Information about California Indians was provided by Sidney Shaw, from the following sources: Native Americans of California and Nevada by Jack D. Forbes, Handbook of the Indians of California by A. L. Kroeber, California Indians by R. F. Heizer and M. A. Whipple and Anza's California Expeditions, Vol. IV translated by H. E. Bolton.
- (2) Unless otherwise indicated, material about the history of the Mission District from the Spanish era through World War II was adapted from a manuscript prepared by Mrs. Gail Simpson.
- (3) MacLaren's Hotel was described in "For Luxury, a Cold Bath," Millie Robbins, San Francisco Chronicle, Sept. 25, 1972, p. 18.
- (4) Information about the 1906 earthquake was compiled from the following sources: The Damndest Finest Ruins by Monica Sutherland, Earthquake Country by the Sunset Publishing Company, Earthquake Hazard in the San Francisco Bay Area by Karl V. Steinbrugge and The San Francisco Earthquake by Gordon Thomas and Max Morgan Watts.

Section II, The Architectural Heritage of the Inner Mission Neighborhood:

- (1) Construction, demolition and net change figures were derived from Changes in the San Francisco Housing Inventory, issued annually by the San Francisco Department of City Planning.
- (2) Information about historic buildings and architectural styles, was derived from the following sources: Here Today by the San Francisco Junior League and Victorians: An Account of Domestic San Francisco -- 1870-1890 by Wesley D. Vail.
- (3) Existing condition, ownership and use were determined in a field survey taken by the Stanford Community Development Study, August, 1972. An abbreviated version of that survey is included in the appendix of this report.

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ADDENDUM: Stanford Research Institute, through a grant from the National
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An Amateur's Guide to Victorian Research in San Francisco. For
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INVENTORY OF HISTORIC BUILDINGS IN THE INNER MISSION NEIGHBORHOOD
INFORMATION SOURCES AND KEY TO ABBREVIATIONS

Address: Taken from Here Today, San Francisco Junior League, 1968. These buildings were checked in a field survey by the Stanford Community Development Study, September 1972.

Block: Each block in San Francisco is given a number. Numbers were obtained from San Francisco City Assessor files.

Lot: Each lot is given a number. Numbers were obtained from San Francisco City Assessor's files. Lots are identified by their number and the number of the block in which they are located.

Style: Style was determined according to the Here Today architectural descriptions. The following architectural styles appear in the Mission Buildings:

Baroque (B)	Dutch Colonial (DC)
Classical Revival (C)	Period (P)
Colonial Revival (CR)	Queen Anne (QA)
Eastlake (E)	Romanesque (R)
Gothic (G)	Stick Eastlake (SE)
Italianate (I)	Stick Style (SS)
	Tudor (T)

Units: The number of units, if available, was taken from the Assessor's files.

Use: The abbreviation indicates Residential, Commercial, Mixed (Commercial and Residential), or Industrial use, as determined in the 1972 field survey.

Year Built: Taken from Here Today.

Zone: "R" means Residential zone, followed by a number which indicates the density allowed (R-5 is the highest density possible; R-1 is the lowest density, containing single family homes.)

"C" means Commercial, also followed by a number indicating the intensity allowed (C-1 applies to community service business and C-M means commercial manufacturing.)

"M" means manufacturing and is designated either M-1 or M-2, according to the intensity allowed.

INVENTORY



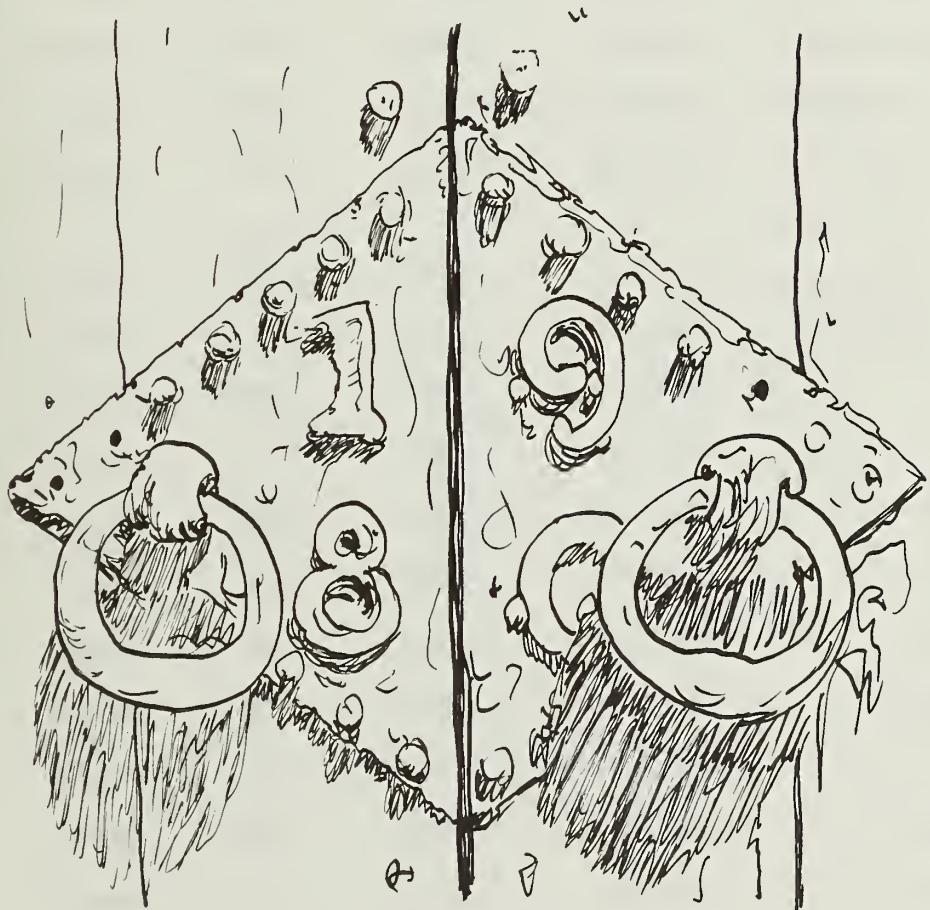
#	Address	Block-lot	Year Built	Style	Use (units)	Zone
1	113-115½ Bartlett	3636-46	1890	SS	Res(4)	C-2
2	117-119a Bartlett	3636-45	1893	I	Res(4)	C-2
3	145-147 Bartlett	3636-44a	1893	I	Res(2)	C-2
4	203 Bartlett	3643-47	1876	I	Res(5)	C-2
5	255-57 Bartlett	3643-41	1871	I	Res(2)	C-2
6	259-263 Bartlett	3643-40	1877	I	Res(6)	C-2
7	279-81 Bartlett	3643-37	1894	SE	Res(2)	C-2
8	318&320 Bartlett	6515-5&6	1875	SS	Res(3)	R-3
9	335&339 Bartlett	6516-19&20	1875	SS	Res(2)	C-2
10	373-75 Bartlett	6516-12	1870	I	Res(2)	C-2
11	432 Bartlett	6530-4	1875	I	Res(1)	R-3
12	476-78 Bartlett	6530-10	1870	I	Res(2)	R-3
13	494-96 Bartlett	6530-11a	1870	I	Res(2)	R-3
14	513 Bartlett	6569-27	1870	I	Res(2)	C-2
15	2636 Bryant	4268-4	1890	I	Res(n.a.)	R-3
16	2648 Bryant	4268-5	1889	SE	Res(n.a.)	R-3
17	437 Capp	3595-40	1887	I	Res(n.a.)	R-4
18	715-17 Capp	3637-59	1889-94	E	Res(2)	R-4
19	719-21 Capp	3637-58	1889-94	E	Res(2)	R-4
20	723-25 Capp	3637-57	1889-94	E	Res(2)	R-4
21	727-29 Capp	3637-56	1889-94	E	Res(2)	R-4
22	735-37 Capp	3637-54	1889-94	E	Res(2)	R-4
23	739-41 Capp	3637-53	1889-94	E	Res(2)	R-4
24	741-43 Capp	3637-52	1889-94	E	Res(3)	R-4
25	751-53 Capp	3637-50	1889-94	E	Res(2)	R-4
26	755-57 Capp	3637-49	1889-94	E	Res(2)	R-4
27	763-65 Capp	3637-18a	1889-94	E	Res(2)	R-4
28	263-65 Dolores	3556-30	1892	P	Res(3)	R-4
29	300 Dolores		1782-91	B-CR	Church	Landmark
30	347 Dolores	3567-31	1907		School	R-4
31	601 Dolores	3568-60	1908	R	Church	R-4
32	655 Dolores	3598-28	1916	C	Church	R-4
33	1037-39 Dolores	3648-27	1887	SE	Res(2)	R-4
34	1275-77 Dolores	6534-20	1903	SS-QA	Res(3)	R-4
35	1285-87 Dolores	6534-18	1870	I	Res(2)	R-4
36	1289 Dolores	6534-17	1883	SS	Res(1)	R-4
37	31 Fair Oaks	3618-61	1888	QA	Res(3)	R-3
38	68 Fair Oaks	3618-49	1888	QA	Res(1)	R-3
39	108 Fair Oaks	3631-3	1891	SS	Res(2)	R-3
40	200-02 Fair Oaks	3648-1	1886	SS	Res(4)	R-3
41	210 Fair Oaks	3648-3, 4	1889	SS	Res(6)	R-3
42	212 Fair Oaks	3648-5	1873	I	Res(3)	R-3
43	214-16 Fair Oaks	3648-6	1870	SS	Res(3)	R-3

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
44	223-25 Fair Oaks	3647-26	1883	SS	Res(2)	R-3
45	260 Fair Oaks	3648-10a	1870	SS	Res(2)	R-3
46	387 Fair Oaks	6512-15	1897	E	Res(2)	R-3
47	394 Fair Oaks	6511-15	mid-1890's	E-QA	Res(3)	R-3
48	435 Fair Oaks	6533-32	1888	SS	Res(1)	R-3
49	455 Fair Oaks	6533-27	1890	G	Church	R-3
50	463 Fair Oaks	6533-26	1878	SS	Res(1)	R-3
51	464 Fair Oaks	6534-12	1886	SS	Res(1)	R-3
52	2533 Folsom	3613-26	1885	SS	Res(1)	R-3
53	102 Guerrero	3534-1	1883	I	Res(4)	R-4
54	104-14 Guerrero	3534-2	1910	P	Res(6)	R-4
55	120 Guerrero	3534-3	1878	I	Res(1)	R-4
56	122 Guerrero	3534-4	1878	I	Res(1)	R-4
57	126 Guerrero	3534-5	1878	I	Res(2)	R-4
58	226 Guerrero	3545-3	1906	I	Institution	R-4
59	801-803 Guerrero	3608-58	1870	I	Res(4)	R-4
60	827 Guerrero	3608-53	1880	QA	Res(1)	R-4
61	845 Guerrero	3608-51	1871	I	Res(1)	R-4
62	862 Guerrero	3607-9	1883	I	Res(2)	R-4
63	863 Guerrero	3608-28	1872	I	Res(1)	R-4
64	900-02 Guerrero	3618-1	1895	QA	Res(3)	R-4
65	906 Guerrero	3618-2	1882	SS	Res(3)	R-4
66	915-17 Guerrero	3617-63	1879	I	Res(3)	R-4
67	948 Guerrero	3618-6	1878	I	Res(1)	R-4
68	964 Guerrero	3618-9	1890	SS	Res(4)	R-4
69	986 Guerrero	3618-12	1883	SS	Res(1)	R-4
70	988-990 Guerrero	3618-13	1889	SE	Res(2)	R-4
71	1056-58 Guerrero	3632-8	1889	SS	Res(2)	R-4
72	1074 Guerrero	3632-9	1895	G	Church	R-4
73	1076 Guerrero	3632-11	1887	I	Res(1)	R-4
74	1169 Guerrero	3645-17	1881	I	Res(1)	R-4
75	1177 Guerrero	3645-16	1881	I	Res(2)	R-4
76	1180-82 Guerrero	3647-12	1884	I	Res(2)	R-4
77	1233 Guerrero	6513-19	1889	SE	Res(3)	R-3
78	1241 Guerrero	6513-18	1887	SS	Res(2)	R-3
79	1286 Guerrero	6512-26	1894	QA	Res(7)	R-3
80	1317-19 Guerrero	6532-29	1889	SE	Res(2)	R-3
81	1320 Guerrero	6533-5	1880	I	Res(1)	R-3
82	1325 Guerrero	6532-28	1886	SS	Res(1)	R-3
83	1335 Guerrero	6532-26	1918	C-B	Institution	R-3
84	1366 Guerrero	6533-13	1880	I	Res(3)	R-3
85	1413 Guerrero	6568-11C	1894	SE	Res(2)	R-4
86	1415 Guerrero	6568-11B	1894	SE	Res(4)	R-4
87	120 Julian	3454-31	1909	G	Church	R-3
88	1-1a Juri	6532-7	1894	SS	Res(2)	R-3
89	2 Juri	6532-4a	1887	I	Res(1)	R-3
90	3-5 Juri	6532-7a&7b	1894	SS	Res(2)	R-3
91	317-19 Lexington	3609-77	1876	I	Res(2)	R-3
92	329 Lexington	3609-44	1877	I	Res(1)	R-3
93	330 Lexington	3609-49	1876	I	Res(2)	R-3

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
94	333 Lexington	3609-73	1877	I	Res(2)	R-3
95	334 Lexington	3609-50	1876	I	Res(1)	R-3
96	337-39 Lexington	3609-72	1877	I	Res(2)	R-3
97	338 Lexington	3609-51	1876	I	Res(1)	R-4
98	342 Lexington	3609-52	1876	I	Res(2)	R-3
99	351 Lexington	3609-69	1883	I	Res(2)	R-3
100	353-55 Lexington	3609-68	1883	I	Res(2)	R-3
101	359-61 Lexington	3609-67	1899	I	Res(2)	R-3
102	367 Lexington	3609-65	1883	I	Res(1)	R-3
103	376 Lexington	3609-60	1876	I	Res(2)	R-3
104	109 Liberty	3607-41	1870	I	Res(5)	R-3
105	159 Liberty	3607-36	1878	I	Res(1)	R-3
106	2875-79 Mission	6517-23	1883	SS	Mixed(5)	C-2
107	2901 Mission	6528-32a	1891	SS	Mixed(7)	C-2
108	200 San Jose	6513-1	1877	I	Res(2)	R-5
109	210 San Jose	6513-2a	1878	I	Res(2)	R-5
110	248 San Jose	6513-8	1884	SS	Res(2)	R-4
111	254 San Jose	6513-8a	1884	SS	Res(1)	R-4
112	325-27 San Jose	6531-25	1885	SS	Res(2)	R-3
113	330-40 San Jose	6532-10	1876	E	Res(6)	R-3
114	380 San Jose	6532-34	1884	I	Res(2)	R-4
115	393-95 San Jose	6531-19B	1875	I	Res(2)	R-4
116	306 Shotwell	3574-52	1879	SS	Res(2)	C-M
117	328 Shotwell	3574-54	1879	SS	Res(2)	C-M
118	334 Shotwell	3574-55	1879	SS	Res(2)	C-M
119	340 Shotwell	3574-56	1879	SS	Res(2)	C-M
120	346 Shotwell	3574-57	1879	SS	Res(2)	C-M
121	352 Shotwell	3574-58	1879	SS	Res(4)	C-M
122	522 Shotwell	3594-32	1870	I	Res(1)	R-3
123	648 Shotwell	3611-40	1884	I	Res(2)	R-3
124	650-52 Shotwell	3611-41	1899	SS	Res(2)	R-3
125	651-57 Shotwell	3611-50	1895	SS	Res(2)	R-3
126	658 Shotwell	3611-62	1899	CR	Res(1)	R-3
127	661-63 Shotwell	3611-49	1895	SS	Res(2)	R-3
128	667-69 Shotwell	3611-48	1895	SS	Res(3)	R-3
129	671-73 Shotwell	3611-47	1895	SS	Res(3)	R-3
130	682 Shotwell	3611-45	1870	SS	Res(2)	R-3
131	1150-52 Shotwell	6526-7	1875	I	Res(2)	R-3
132	1164 Shotwell	6526-8	1899	T	Res(1)	R-3
133	822 S. Van Ness	3595-4	1883	I	Res(1)	R-4
134	834 S. Van Ness	3595-5	1887	I	Res(2)	R-4
135	1321 S. Van Ness	6519-37	1884	I	Res(1)	R-4
136	1348 S. Van Ness	6518-6	1886	SS-QA	Res(1)	R-4
137	1381 S. Van Ness	6519-46	1884	SS	Res(2)	R-4
138	1200-02 Treat Ave	6524-1	1890	SE	Res(?)	R-3
139	1204-06 Treat Ave	6524-3	1885	SS	Res(2)	R-3
140	1232 Treat Ave	6524-7	1885	I	Res(7)	R-3
141	933 Valencia	3609-37	1875	I	Res(2)	C-2
142	945 Valencia	3609-35	1875	I	Res(2)	C-2
143	953-55 Valencia	3608-33	1875	I	Res(2)	C-2

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
144	956-66 Valencia	3608-5	1878	SS	Res(9)	C-2
145	1427 Valencia	6530-21	1880	I	Res(2)	C-2
146	1447-49 Valencia	6530-18	1889	SE	Res(2)	C-2
147	1457-63 Valencia	6530-16	1885	I	Res(4)	C-2
148	1458 Valencia	6531-11	1882	I	Institution	C-2
149	1876 15th St	3545-25a	1852	I	Res(2)	R-4
150	3260 18th St	3574-85	1887	I	Institution	C-M
151	3441-45 20th St	3610-47	1891	QA	Res(2)	R-4
152	3447 20th St	3610-47	1891	QA	Res(6)	R-4
153	3549-51 20th St	3609-81	1876	I	Res(2)	R-4
154	3625 20th St	3608-70	1888	I	Res(3)	R-3
155	3635 20th St	3608-69	1876	SS	Res (2)	R-3
156	3643 20th St	3608-67	1891	I	Res(1)	R-3
157	3647 20th St	3608-66	late 1880's	I	Res(1)	R-3
158	3733-35 20th St	3607-70		SE	Res(2)	R-4
159	3737-39 20th St	3607-69	1876	I	Res(2)	R-4
160	3755 20th St	3607-65	1887	I	Res(1)	R-3
161	3763 20th St	3607-64	1880	I	Res(1)	R-3
162	3765 20th St	3607-63	1876	I	Res(1)	R-3
163	3769 20th St	3607-62	1871	I	Res(2)	R-4
164	3233-35 21st St	3616-55	1885	SS	Res(2)	C-2
165	3239 21st St	3616-54	1885	SS	Res(2)	C-2
166	3243-45 21st St	3616-53	L880	SE	Res(2)	C-2
167	3320 21st St	3608-11	1877	I	Res(2)	R-3
168	3324 21st St	3608-12	1877	I	Res(1)	R-3
169	3325 21st St	3617-78	1885	SS	Res(1)	R-3
170	3329 21st St	3617-77	1883	I	Res(2)	R-3
171	3333-37 21st St	3617-76	1890	SS	Res(3)	R-3
172	3339-41 21st St	3617-75	1876	SS	Res(4)	R-3
173	3343-45 21st St	3617-74	1885	SE	Res(2)	R-3
174	3352-54 21st St	3608-18	1876	SS	Res(2)	R-3
175	3364 21st St	3608-21	1873	I	Res(3)	R-3
176	3367-69 21st St	3617-69	1885	SE	Res(2)	R-3
177	3371 21st St	3617-68	1885	SE	Res(2)	R-3
178	3375 21st St	3617-67	1885	SE	Res(2)	R-3
179	3126 22nd St	3615-13	1900	G	Church	R-4
180	3322-22A 22nd St	3617-13	1875	I	Res(2)	R-3
181	3545-56 22nd St	3617-19	1884	SS	Res(2)	R-3
182	3378-80 22nd St	3617-24	1890	SS	Res(3)	R-3
183	3385-89 22nd St	3633-20	1884	SS	Res(3)	R-4
184	3426-32 22nd St	3618-15	1899	I	Res(4)	R-3
185	3434-36 22nd St	3618-16	1899	I	Res(2)	R-3
186	3438-40 22nd St	3618-16a	1899	I	Res(2)	R-3
187	3035 23rd St	3640-59	1893	SE	Res(1)	R-3
188	3231 23rd St	3642-35	1891	QA	Church	C-2
189	3326 23rd St	3636-13	1877	I	Mixed(1)	C-2
190	3330 23rd St	3636-14	1886	SS	Res(2)	C-2
191	3336 23rd St	3636-15	1882	I	Res(1)	C-2
192	3327-49 23rd St	3643-48&49	1877	I	Mixed(9)	C-2
193	3503-05 23rd St	3646-1	1892	QA-E	Res(2)	R-4

#	Address	Block-lot	Year Built	Style	Use (units)	Zone
194	3507-09 23rd St	3646-28	1892	QA-E	Res(3)	R-4
195	3350-52 23rd St	3636-17	1877	I	Res(2)	R-3
196	3366-68 23rd St	3636-20	1895	I	Res(2)	R-3
197	3552-58 23rd St	3634-13	1880	I	Mixed(8)	R-4
198	3679-85 23rd St	3648-32	1880	I	Res(4)	R-4
199	3514 24th St	3645-8	1882	I	Res(1)	R-4
200	3515-19 24th St	6513-30	1873	SS	Res(2)	R-4
201	3733 26th St	6567-33	1887	I	Res(1)	R-3
202	3735 26th St	6567-32	1887	I-SS	Res(2)	R-3
203	3739 26th St	6567-31	1887	I-SS	Res(1)	R-3
204	3741 26th St	6567-30	1887	I	Res(1)	R-3
205	3743 26th St	6567-29	1887	I	Res(1)	R-3

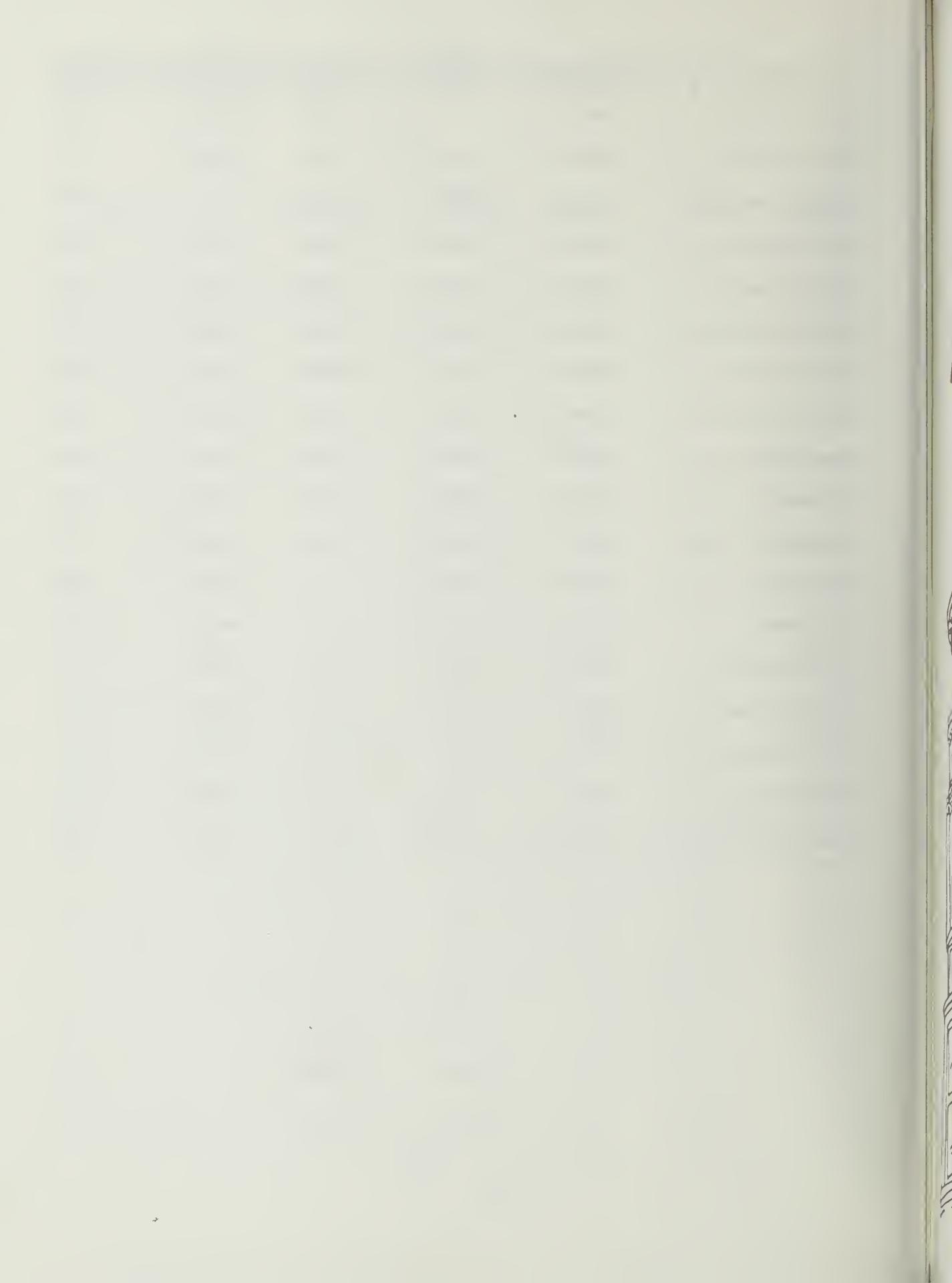


detail, church, 455 fair oaks, 1890, gothic style

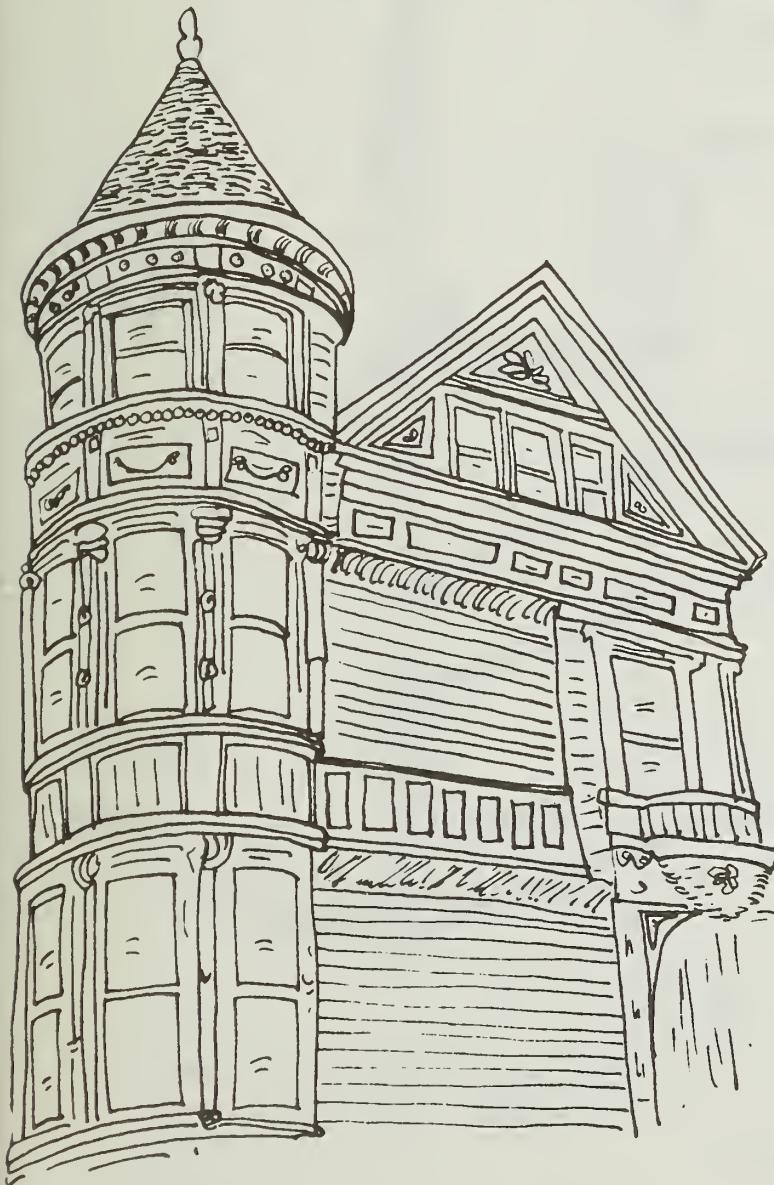
Addendum to Inventory

<u>Address</u>	<u>Block-lot</u>	<u>Year Built</u>	<u>Style</u>	<u>Use (Units)</u>	<u>Zone</u>
25-29 Alvarado	3634-25	1892	I	Res(3)	R-3
28 Alvarado	3633-6	1870	I	Res(1)	R-3
226 Clinton Park	3534-48	1897	I	Res(2)	R-4
232 Clinton Park	3534-49	1879	I	Res(1)	R-4
236 Clinton Park	3534-50	1897	I	Res(3)	R-4
96 Cumberland	3598-58	1885	DC	Res(3)	R-4
42-44 Elizabeth	3646-10	1876	I	Res(2)	R-4
57 Elizabeth	3645-22	1887	SS	Res(1)	R-4
16 & Hill 16a	3617-49	1883	I	Res(2)	R-3
22-22½ Hill	3617-52	1878	I	Res(2)	R-3
24-24½ Hill	3617-53	1878	I	Res(3)	R-3
25 Hill	3617-44	1885	SS-I	Res(2)	R-3
34 Hill	3617-57	1880	I	Res(5)	R-3
49 Hill	3617-40	1881	SS	Res(1)	R-3
59-61 Hill	3617-38	1882	SS	Res(2)	R-3
69-75 Hill	3617-36	1887	SS	Res(4)	R-3
77-79 Hill	3617-35	1883	SS	Res(2)	R-3
83 Hill	3617-34	1883	SS	Res(3)	R-3
87-89 Hill	3617-33	1883	SS	Res(2)	R-3
91-93 Hill	3617-32	1886	SS	Res(2)	R-3
15-17 Liberty	3608-6	1893	SE	Res(2)	C-2

<u>Address</u>	<u>Block-lot</u>	<u>Year Built</u>	<u>Style</u>	<u>Use (Units)</u>	<u>Zone</u>
19-21 Liberty	3608-41	1877	S-I	Res(2)	C-2
20-22 Liberty	3608-42	1879	S-I	Res(4)	R-3
23-25 Liberty	3608-40	1877	S-I	Res(2)	R-3
24-26 Liberty	3608-42	1879	S-I	Res(2)	R-3
27-29 Liberty	3608-39	1894	QA-SS	Res(4)	R-3
31-33 Liberty	3608-38	1892	S-E	Res(2)	R-3
35-37 Liberty	3608-37	1878	S-I	Res(2)	R-3
43-49 Liberty	3608-34 & 35	1870	I	Res(6)	R-3
44-46 Liberty	3608-45	1889	SS	Res(2)	R-3
50 Liberty	3608-46	1889	P	Res(2)	R-3
58 Liberty	3608-47	1876	I	Res(7)	R-3
70 Liberty	3608-48	1871	T	Res(8)	R-3
76 Liberty	3608-49	1878	I	Res(2)	R-3
77-79 Liberty	3608-30	1873	I	Res(4)	R-3
112-14 Liberty	3607-43	1870	I	Res(4)	R-3
154-56 Liberty	3607-49	1871	I	Res(2)	R-3
180 Liberty	3607-54	1871	I	Res(2)	R-3
3281 16th Street	3567-34 & 35	1909	G	Church	C-2



TAKE A WALK THROUGH MISSION HISTORY



WALKING TOURS
THROUGH
SAN FRANCISCO'S
INNER MISSION

541

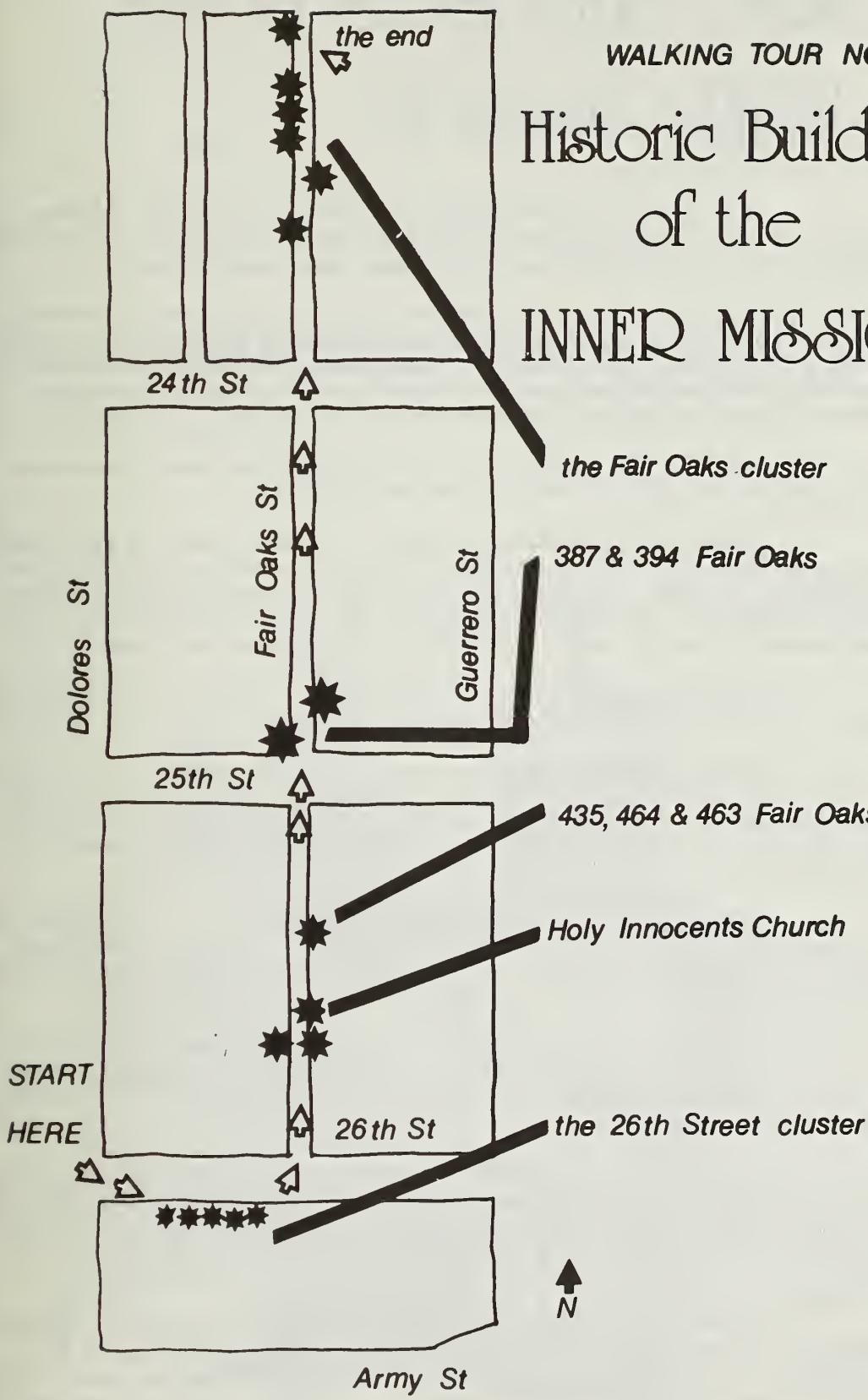
15

23rd St

the end

WALKING TOUR NO. 1

Historic Buildings of the INNER MISSION



HISTORIC BUILDINGS of the INNER MISSION

The beautifully embellished old homes of San Francisco are usually called "Victorians," a term embracing several architectural styles which in the City have been used in unique and eccentric ways.

A few years ago, this fast-dwindling heritage was surveyed. The results, Here Today: the Architectural Heritage of San Francisco, found about 2500 "Victorians" of special significance still left in the City. More than 200 are within the Inner Mission neighborhood, bounded by Dolores, Army, Potrero and Market Streets.

Walking Tour Number 1 offers a breathtaking concentration of handsome Victorian homes within a few short blocks.

Begin at the corner of Dolores and 26th Street and walk east, toward Potrero Hill. On the right is the 26th Street cluster of five Italianate cottages. All were built in 1887, and at first glance they appear identical. But look carefully at the doors and windows to see the variety of detail used in these relatively unadorned homes.

Turn left on Fair Oaks, a remarkable Mission side street with many splendid examples of pre-Quake architecture.

The 400 block of Fair Oaks has one of the dozen historic churches of the Inner Mission, Holy Innocents Episcopal, built in 1890, a year commemorated on its decorative door-pulls. This Gothic style church at 455 Fair Oaks has delicate windows of stained glass hidden behind its side shrubbery.

Two versions of the Stick-style are located on this block, at 464 and 435. This style is one peculiar to San Francisco, where local ship-builders added decorative wooden "stick-work" embellishments in a stylized pattern, to emphasize the structural framework of the home.

The Stick-style was further complicated by the addition of elaborate carvings, shown at 463 Fair Oaks. The Stick-Eastlake style of architecture was named after a British Victorian interior decorator, Charles Eastlake.

Move on to the next block of Fair Oaks, where the corner home, 394, illustrates one of the most spectacular Victorian styles, Queen Anne. A corner tower and a peaked roof-line are some typical aspects of this mid-1890's house, which also has several panels carved in the Eastlake manner.

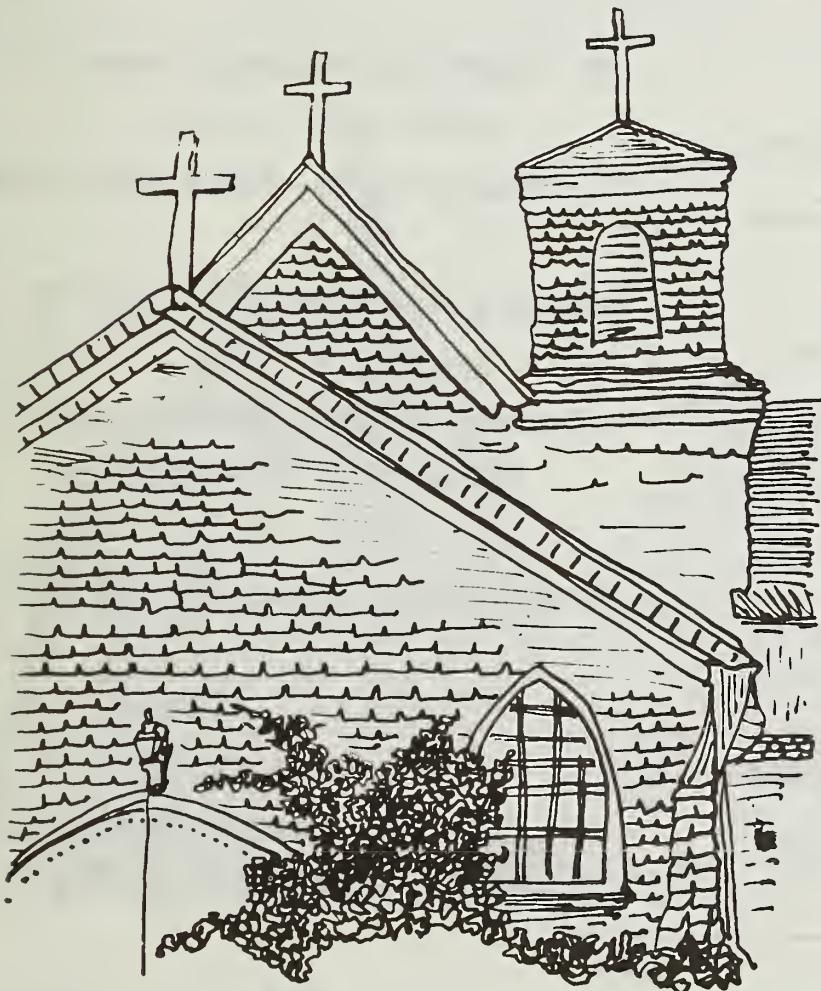
Across the street, 387 Fair Oaks is a less elaborate example of Eastlake decoration, its facade covered with sculptured flowers and scrolls. This lovely home sits in the shadow of a vast apartment building, illustrating an economic force endangering historic homes in the Mission and throughout San Francisco.

The final block of the Fair Oaks tour contains a cluster of six historic homes. The Italianate house at 260 was built in 1870 and has many delicate details and the slanted bay windows typical of the style. Across the street, 223 illustrates the more stark Stick-style home, with squared window bays and sparse carvings.

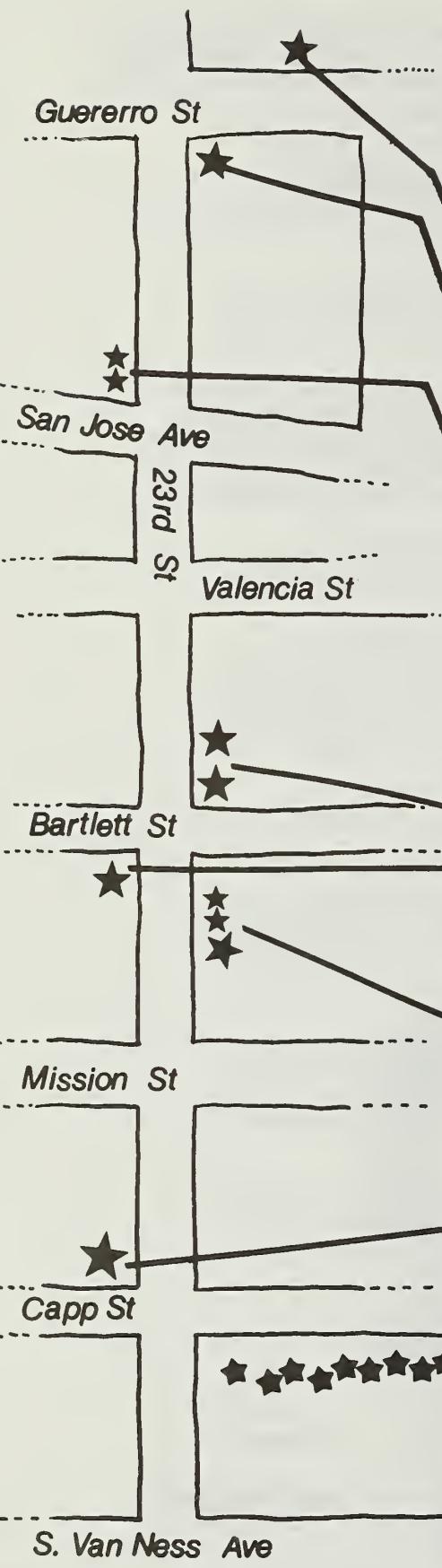
The last four historic homes offer a startling view of the contrasts made possible by careful restoration. Although 212 Fair Oaks is a modestly-decorated Italianate, its painstaking exterior painting gives the house a startling visual effect.

Next door, the 1870 Stick-style at 214 Fair Oaks was called "one of the oldest, best-preserved in the area."

The two remaining buildings in the cluster are 210 and 200 Fair Oaks. The basic plans of these two Stick-style buildings are identical, but observe the difference made by careful restoration. While 200 appears subdued, the painting of 210 is a celebration of the style, with its "stick-work" and carved decorations underlined by the emphatic contrast of black and white paint.



HISTORIC BUILDINGS OF THE INNER MISSION



Korean Church, 1074 Guerrero

Three Bags Full & Apartments, 3552-23rd St

2 Queen Anne - Eastlake homes,
3503 & 3507 - 23rd St

2 Italianate Homes , 3366 & 3350 - 23rd St

Offices & Apartments, 3327 - 23rd St

3 Restored Victorians, including the
Second Hand Rose Shop

Mission United Church, 3231- 23rd St

The Capp Street Cluster of
Stick-Eastlake Houses,
719 - 765 Capp St

TAKE A WALK THROUGH MISSION HISTORY

Some of San Francisco's oldest buildings are in the Inner Mission, bounded by Dolores, Market, Eleventh, Potrero and Army Streets. The 1906 Earthquake did not damage the neighborhood much, and the fire was halted near 20th Street, leaving hundreds of Mission "Victorians" unharmed.

The legacy of age and efficient firemen is a wealth of fine old homes and churches, which have survived in the Inner Mission since the late Nineteenth Century. Often these carved and shingled wooden structures are called "Victorians," because many were built when Victoria ruled the British Empire. But actually they represent a variety of styles, some imported from the Continent, and others invented in San Francisco by unemployed shipwrights who turned to wood carving.

Recently San Franciscans became aware of their precious historic heritage, when an inventory was published to catalogue this fast-dwindling resource. Here Today (S.F. Jr. League, Chronicle Books, 1968) listed 2500 buildings of historic or architectural merit; about 250 of those, or ten percent, are in the Inner Mission.



But words are inadequate to describe these handsome buildings; only walking will reveal them fully. Walking Tour Number 2 begins and ends with two of the nine historic churches in the Mission. Along the six-block route are examples of most of the architectural styles commonly called "Victorians."

Begin at 1074 Guerrero near 23rd Street, where the Korean United Presbyterian Church was built in 1895. This building resembles English country parish churches built during the Victorian era. Both Gothic and Romanesque elements are present in this church, which has a steep gabled roof and arched windows. Observe the carved details which proliferate around the frames of the windows and the front door.

Go south half a block and look to the left toward 3552 23rd Street, where a corner grocery, an Arabic record store and the Three Bags Full craft shop have been installed beneath several apartments. This 1880 structure combines elements of two styles, Italianate slanted bay windows and Queen Anne turrets and window decorations. The porticos leading to the upstairs residences are elaborately carved and well maintained.

Next are two homes at 3507 and 3503 23rd Street. Again a combination of styles, these houses illustrate the Queen Anne peaked roof and pointed corner tower. Each facade is etched with carved scrolls and floral patterns, in the Eastlake manner.



Detail, 3552 23rd st.

Farther along the street are two Italianate houses, 3366 and 3350 23rd Street. Both have the slanted bay windows and delicate carvings inherent in the style, which in San Francisco was copied into wood from Italian Renaissance villas of carved marble. An interesting feature of 3350 are the "coigns," or beveled wooden squares along the corners of the house. In Europe, coigns were important reinforcing stones in the corners of castles. In San Francisco, these wooden replicas are decorative only.

Across the street is 3327 23rd Street, another historic building where stores are combined with second-story apartments.

The glow in the center of the next block comes from three ripely-colored "Victorians," 3326, 3330 and 3336 23rd Street. All three have been lovingly restored by the same owners, who have shown that careful treatment can turn an old house into a successful commercial enterprise. The Second Hand Rose shop sells "pre-owned" clothing for women.

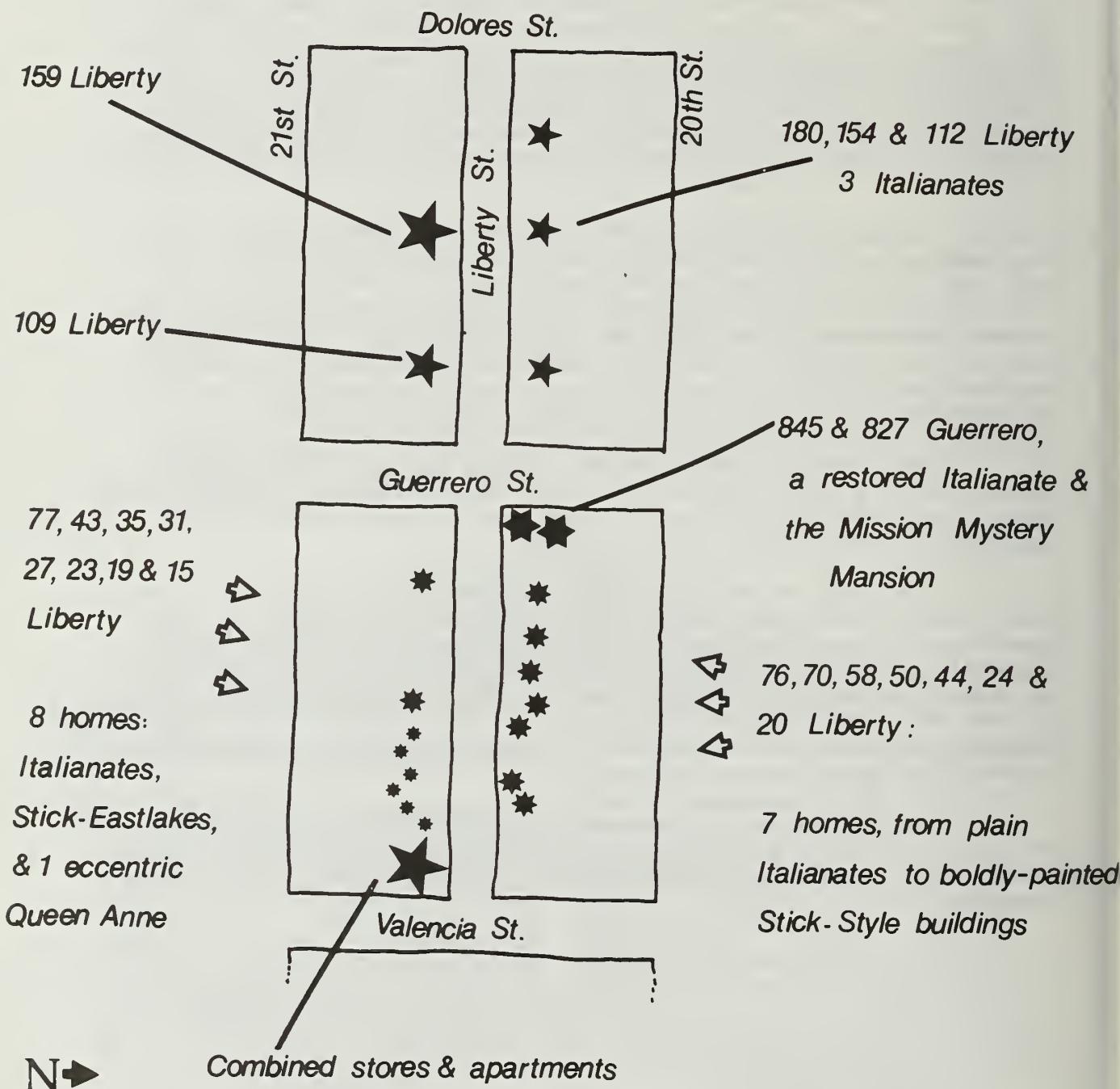
Cross Mission Street and walk to the corner of 23rd and Capp Streets, where a Queen Anne shingled tower heralds another historic Mission church. This structure was built in 1891 and is used by many Mission organizations for community activities.

Turn left on Capp Street, to conclude the tour with one of the five "clusters" of historic homes in the Mission. From 763 to 715 Capp Street are ten handsome examples of the Stick-Eastlake style of architecture, with delicate carvings and the bold "stick-work" which emphasizes the vertical edges of each house. When the 1968 survey was taken, fourteen of these homes had survived intact since the early 1890's. Since then, however, four have been destroyed or carelessly remodeled, leaving only ten as a reminder of Mission history.

In the past decade, hundreds of irreplacable Mission "Victorians" have been replaced by gas stations or expensive apartments, thus removing needed family housing and threatening the historic identity of the Mission community.

Note: The Korean United Presbyterian Church was destroyed by arsonists in July, 1973.

WALKING TOUR 3



Historic Buildings of the Inner Mission

THE TWO BRIGHTEST BLOCKS ON LIBERTY STREET

Surely the most colorful collection of Inner Mission "Victorians" line Liberty Street between Valencia and Dolores. In a privately-financed example of spontaneous renovation, many of the old homes on these two blocks have been recently painted in rich colors which dramatize elements of the several architectural styles commonly called "Victorian."

Walking Tour Number 3 begins at 956 Valencia, next to Liberty Street. The corner structure, which is now an auto parts supply, was built in 1878. The doorway to the upstairs apartments is elaborately carved, with spindled arches. The square bay windows on the upper floors exemplify the Stick-Eastlake style, which combined flat wooden "stickwork" with carved traceries of scrollwork, leaves and flowers.

Turn left on Liberty and notice the south side of the street, where the eight remaining Victorians were built between 1870 and 1894. The Stick-Eastlake homes at 15 and 31 Liberty Street appear similar, but observe the variety of carvings, window frames, roof lines, and other details possible within the same general style.

The Italianate style, copied from marble villas of the Renaissance era, was popular throughout San Francisco. Several variations are shown on the Walking Tour. In this block, 19, 23, 35, 43 and 77 Liberty contain similar Italianate aspects: tall doorways with decorative porticos, a false facade above the roof and slanted bay windows -- a San Francisco invention used to increase light in the foggy City.

The latest home on this block is 27 Liberty Street. By the time it was constructed in 1894, the British Queen Anne style had undergone a thorough adaptation by San Francisco craftsmen. On this home, they added a Romanesque arch over the front door and outlined the structure with many "stickwork" details.

On the north side of this block are seven contrasting historic homes, both plain and ornate, both shabby and handsomely maintained.

The two at 20 and 24 Liberty were both built in 1879 and are relatively simple Stick-Style structures.

A few houses away, 44 and 50 Liberty, built ten years later, show the elaboration wrought by Bay Area designers. The Period style home at 50 Liberty is particularly indicative of local ingenuity, with its Tudor arched window, Queen Anne shingling, Eastlake carvings, and Stick-Style details, all emphasized by its startling lime and white paint.

Both 58 and 70 Liberty have elaborate Italianate details, recently enhanced by rich hues. Surprisingly, the relatively simple Italianate at 76 Liberty Street was built more recently than its more ornate neighbors.

Look north, where Liberty crosses Guerrero, to see two more historic homes of the Inner Mission. Because Guerrero is divided, there is no crosswalk at Liberty, and walkers should either dart across carefully or use the pedestrian way at 20th Street.

The flat-front Italianate at 845 Guerrero has been lovingly restored, with pleasant landscaping. But it is overshadowed by the immense "mystery mansion" next door at 827 Guerrero. This large home was built in the 1880's and is another combination of styles. It has a Queen-Anne tower, a Gothic front window and a Moorish doorway.

The second block of Walking Tour Number 3 has fewer homes of more subdued color. All five -- 109, 112, 154, 159 and 180 -- are examples of the Italianate Style, built between 1870 and 1878. But 159 Liberty ends the tour on a special note -- a frequent guest there was Ms. Susan B. Anthony, who founded the Women's Suffrage Movement.

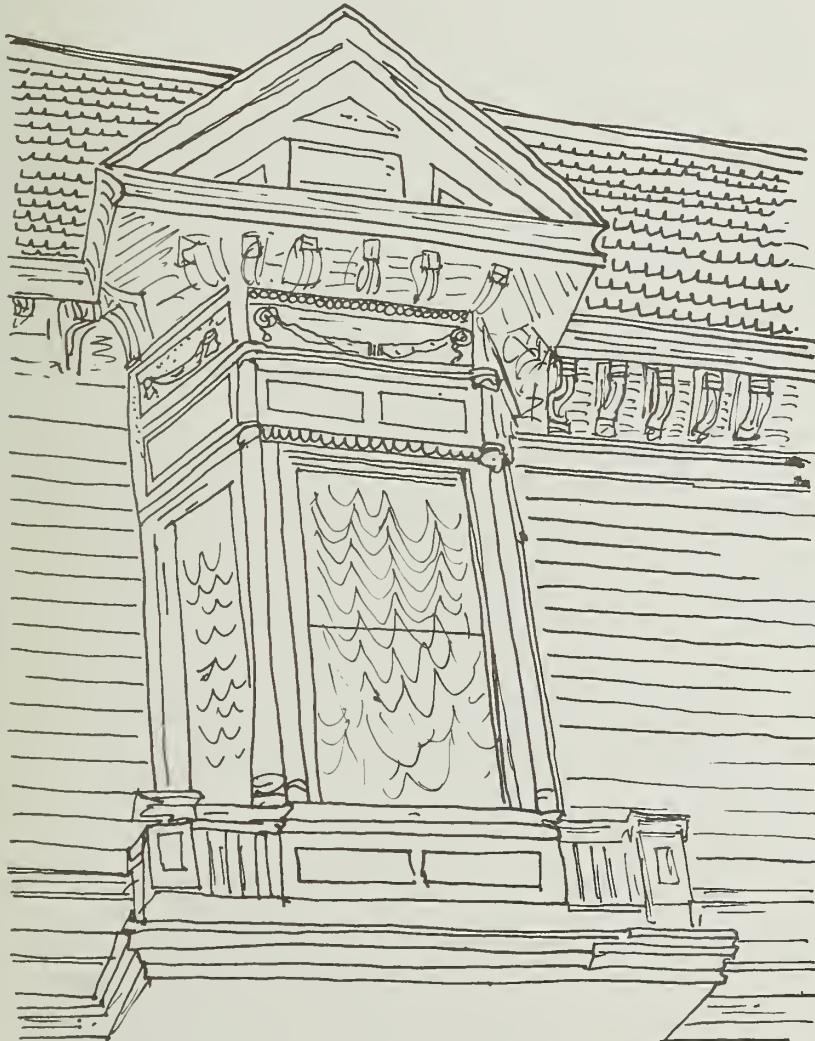


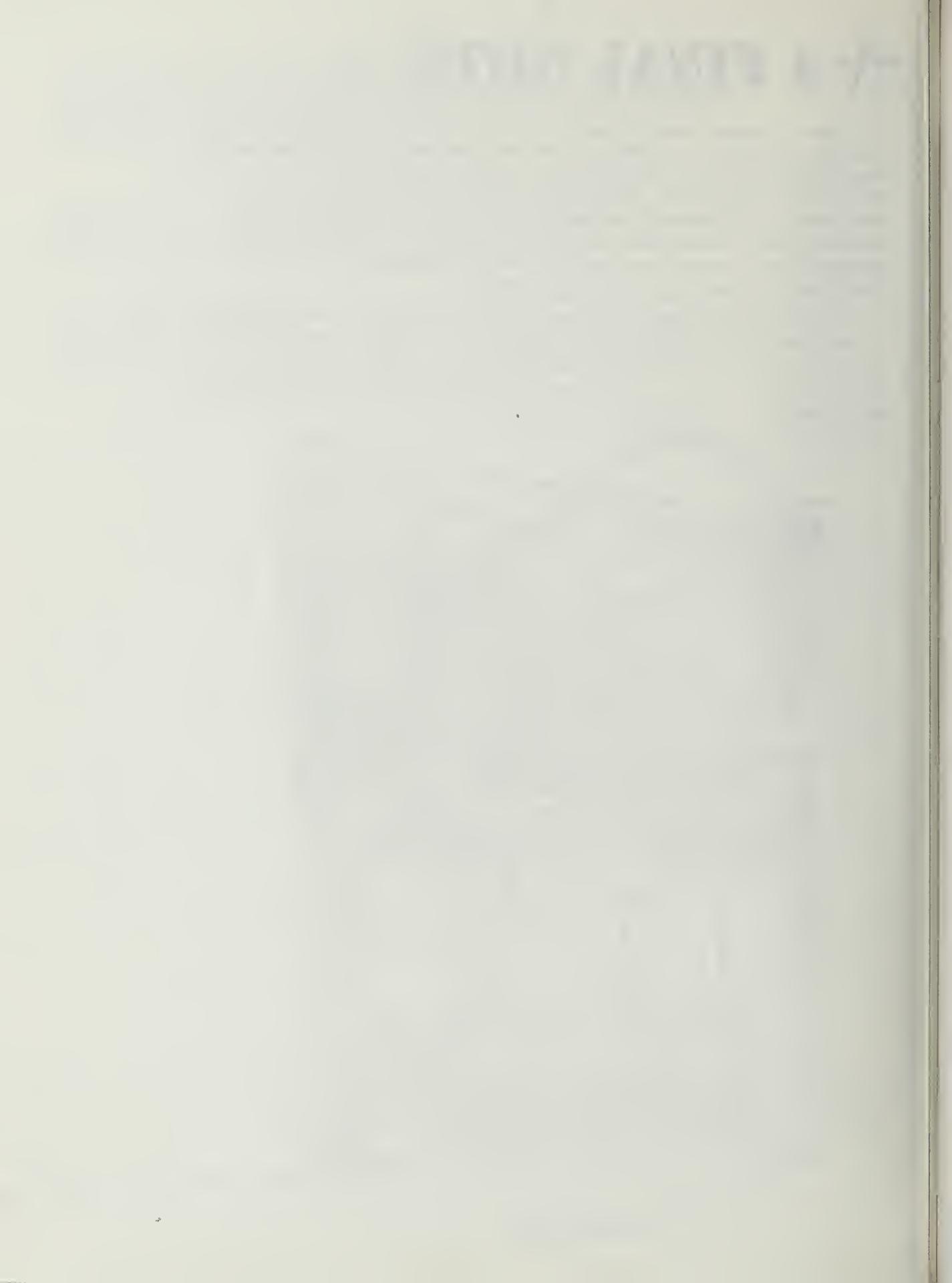
50 Liberty St.

★ A FINAL NOTE

This document was produced under the auspices of National Science Foundation Grant No. GI-29925X. The text and drawings were prepared by Judith Lynch Waldhorn, Urban Planner, Stanford Research Institute, Menlo Park, California 94025. Research assistance was provided by Noelle Charleson. This document has been copyrighted by Stanford Research Institute (SRI) in several individual publications, and permission to reproduce its contents has been granted by SRI to the United States Department of Housing and Urban Development.

If you visit or live in San Francisco, you may wish to participate in the Victorian Alliance, an organization of citizens dedicated to restoration of pre-Quake buildings throughout the City. The Alliance meets at 8 p.m. on the last Wednesday of every month at 1345 Mission St., San Francisco. For more information, please write The Victorian Alliance, 4143 23rd St., San Francisco, CA 94114.













October 1974
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